Karen Johnson Davidson County
Batch# 1109910 DEEDQC
03/11/2024 03:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240311-0016821

Recordation Requested By/Return to:
STEWART TITLE COMPANY
500 N. BROADWAY, STE 900
ST. LOUIS, MO 63102
File No. KVFREF24654214

This Instrument Prepared By:
RYAN SMITH TN Bar No. 032369
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
Wildwood Recording Studio, LLC	Wildwood Recording Studio, LLC	156 09 0 021.00
2550 MERIDIAN BOULEVARD SUITE 200 FRANKLIN, TN 37067	2550 MERIDIAN BOULEVARD SUITE 200 FRANKLIN, TN 37067	

Executed this 7th day of March 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **STEVE THOMSON, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **Wildwood Recording Studio, LLC**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 4 ON THE PLAN OF SECTION TWO REVISED, TEMPLEGATE, OF RECORD IN BOOK 6900 PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEVE THOMSON BY WARRANTY DEED FROM ANCHORED CAPITAL, LLC., a Tennessee Limited Liability Company, DATED DECEMBER 16, 2022, RECORDED ON DECEMBER 19, 2022 AS INSTRUMENT 20221219-0130642.

APN: 156 09 0 021.00
Commonly known as: 5712 TEMPLEGATE DRIVE, NASHVILLE, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of March, 2024.

, sole member
STEVE THOMSON

STATE OF Tennessee

COUNTY OF Williamson

Before me, Robert Bonnifield Notary Public of the state and county mentioned, personally appeared **STEVE THOMSON**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

Notary Public
Printed Name: Robert Bonnifield
My Commission Expires: JUL 23 2024

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

_____, Sole Member
Affiant STEVE THOMSON

STATE OF Tennessee

COUNTY OF Williamson

Subscribed and sworn before me this the 7th day of March, 2024.

_____
Notary Public
My commission expires: JUL 23 2024

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Cheri Hackethal, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-7-2024 (date of document).

Cheri Hackethal
Affiant Signature

March 11, 2024
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 11 day of March, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097