This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Davidson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 12th day of March, 2024.

Notary
Commission Expires: 12/5/27

JAMES WARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**QUITCLAIM DEED**

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| True Friends Moving, LLC<br>117B Paddock Place Drive<br>Mount Juliet, TN 37122 | NEW OWNER | 043-014-0-125<br>043-14-0-190 |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **True Friends Moving, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **True Friends Moving, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 2: Map &Parcel 043-14-0-125.00

Located in the 11th Civil District of Davidson County, Tennessee, described to wit: Being lots 1, 2, 3, 4, 5, and 6 Block "A" of Yowell's Place, Old Hickory Blvd, by J. R. Scott SER, as of record in Plat Book 974, page 61, R.O.D.C, Tennessee, reference to which is hereby made for a more complete description.

This is improved property known as 708 E. Old Hickory Boulevard, Madison, Tennessee.

Karen Johnson Davidson County
Batch# 1111485 DEEDQC
03/15/2024 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240315-0018013

(Signature Page)

Witness my hand this 12th day of March, 2024.

**True Friends Moving, LLC**

BY: Chris Knowles
ITS: Owner

State of Tennessee )
County of Davidson )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Knowles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Owner of True Friends Moving, LLC and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2024.

Notary Public
My Commission Expires: 12/5/27

JAMES WARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRACT 4: Map & Parcel 043-14-0-190.00

Land in Davidson County, Tennessee, and being part Lot Nos. 7 and 8 of Block "A" on the Map of Yowell Place Subdivision, as of record in Book 974, page 61, Register's Office for Davidson County, Tennessee, and further described as follows: Beginning at a point in the southerly margin of Old Hickory Boulevard which is the northwest corner Lot No. 9 on said plan and running westerly with said southerly margin of Old Hickory Boulevard 50 feet to a point which is the north west corner of Lot No. 6 and thence southerly in a straight line 224 feet to a point in the northerly line of Lot No. 9 and thence northerly with the west line of Lot No. 9 a distance of 226 feet to the beginning.

This is improved property known as 0 E. Old Hickory Boulevard, Madison, Tennessee.

Being the same property conveyed to True Friends Moving, LLC, a Tennessee limited liability company, by Warranty Deed from Robert Dunn and Ryan Dunn dated March 6, 2020 and recorded on March 10, 2020 in Instrument No. 20200310-0026855.

Subject to all matters of record.

**The purpose of this deed is to combine two tract or parcels described herein into one parcel, so that only one tax parcel number identifies these properties which have common ownership.**

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

# Certificate of Authenticity

I, Joshua A. Terry, 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 3/12/2024.

Affiant Signature – Joshua A. Terry

3/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/15/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27