THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 14 day of March 2024. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

QUITCLAIM DEED

Address New Owner: Robert Walsh 2224 Woodmont Blvd Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 119-15-0-159.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **SONA Land Company, LLC, a Tennessee Limited Liability Company,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Robert Walsh,** his successors and assigns all of its rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5 , as shown on the map entitled Neese Heights, of record in Plat Book 1424, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SONA LAND COMPANY, LLC, by deed from THE TENNESSEE CREDIT UNION, of record in Instrument No. 20140211-0012227 , dated February 7, 2014 , said Register's Office.

This is improved property known as 111 Neese Dr, Nashville, TN 37211.

Karen Johnson Davidson County
Batch # 1112749 DEEDQC
03/19/2024 11:18:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240319-0018888

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of March, 2024

SONA Land Company, LLC

By: Robert Walsh, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert Walsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of SONA Land Company, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal at office, this 18th day of March, 2024.

Notary Public

My Commission Expires: _____

