Karen Johnson
Batch # 1114517
03/25/2024 10:05:22 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240325-0020391

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Eagle Holdings, LLC 1831 12th Ave. S. Suite 109 Nashville, TN 37203-5405	New Owner	13106000100

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **FLATIRON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **EAGLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPNAY,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Certain units located in Davidson County, Tennessee, being known and designated as Units A & B of Homes at 2048 & 2046 Castleman Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2048 & 2046 Castleman Drive, a Horizontal Property Regime, of record in Instrument Number 20240301-0014222, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Flatiron Properties, LLC, a Tennessee limited liability company. by Warranty Deed from Charles William Bissell of record in Instrument No. 20231212-0095595 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

These improved properties known as 2046 & 2048 Castleman Drive, Nashville, TN 37215

Witness my hand this 21st day of March, 2024

FLATIRON PROPERTIES, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

BY: Ryan Maxwell

RYAN MAXWELL, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ryan Maxwell, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member of Flatiron Properties, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member of Flatiron Properties, LLC, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and seal this 21st day of March, 2024.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2024.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025