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

Karen Johnson Davidson County
Batch # 1121642 DEEDQC
04/11/2024 09:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240411-0025718

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Taylor STR, GP PO Box 121986 Nashville, TN 37212	New Owner	Tract 1 071-04-0-045.00 Tract 2 083072L00100CO Tract 3 147150N00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **KNOBDALE CONSULTING, 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 **TAYLOR STR, GP,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

Said properties are 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.

The remainder of this page is intentionally left blank.

Witness my hand this 10th day of April, 2024

KNOBDALE CONSULTING, LLC

BY: _____

KE QIN, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ke Qin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Knobdale Consulting, LLC, the within named bargainor, a partnership, and that he as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as member.

Witness my hand and seal this 10 day of April, 2024.

_____
Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 10th day of April, 2024.

_____
Notary Public

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

EXHIBIT A

Tract 1

2611 Woodyhill Drive, Nashville, TN 37207

071-04-0-045.00

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Final Plat of Joywood Heights, Section II, of record in Plat Book 1130, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 304 fronts 60 feet on the Easterly margin of Woodyhill drive and extends back 193.7 feet on the Southerly line and 193.6 feet on the Northerly line to a deed line in the rear measuring 60 feet thereon.

Being the same property conveyed to Knobdale Consulting, LLC by Warranty Deed from Fatherland GP, a Tennessee General Partnership, of record in Instrument No. 20230714-0053984, Register's Office for Davidson County, Tennessee.

Tract 2

720 A Groves Park Road, Nashville, TN 37206

083072L00100CO

Land in Davidson County, Tennessee, Being Unit A, as shown in the Declaration of Covenants, Conditions, and Restrictions For 2175 Rock City Street Residences, of record in Instrument No. 20190814-0081324, Register's Office, Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to Knobdale, LLC by Warranty Deed from Michael A. Morelli, as heir at law of Carolyn Rossell Morelli of record in Instrument No. 20230103-0000267 in the Register's Office for Davidson County, Tennessee.

Deed of Correction correcting the name of the Grantee of record in Instrument No. 20231127-0091326 in the Register's Office for Davidson County, Tennessee.

Tract 3

504 Highcrest Drive, Nashville, TN 37211

147150N00100CO

Land in Davidson County, Tennessee, being Unit A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Cottages at 502 & 504 Highcrest Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230424-0029906, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Knobdale Consulting, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Zane E. Ritter and Rachael E. Ritter, husband and wife, of record in Instrument No. 20230412-0026745 Register's Office for Davidson County, Tennessee, dated March 29, 2023.