QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

LR-WD-23-754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wolfe & Dailey, LLC, A Tennessee Limited Liability Company	**NEW OWNER**	
(NAME) **1849 S. Bentley Ave., Apt. 205,**	(NAME)	**092-07-0-216.00**
(ADDRESS) **Los Angeles, CA 90025**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WOLFE & DAILEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WOLFE & DAILEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR EACH LOT.

Land in Davidson County, Tennessee, described as follows to wit:

Being Lots Nos. 1, 2 and 3 on the Map of T. J. Harding's Subdivision of Lot No. 6 of the Elizabeth Harding-Lytle Tract, as of record in Book 161, Page 11, Register's Office for said County.

Said Lot No. 1 fronts 30 feet on the Easterly side of 23rd Avenue North, formerly Compromise Street, and runs back 142 feet, more or less, on the Northerly line, and 152 feet on the Southerly line, with the Northerly margin of Booker Street, to an alley, and shows 53 feet on said alley.

Said Lot No. 2 fronts 30 feet on the Easterly side of 23rd Avenue North, formerly Compromise Street, and runs back 142 feet, more or less, on the Southerly line, and 132 feet on the Northerly line, to an alley, and shows 50 feet on said alley.

Said Lot No. 3 fronts 50 feet on the Easterly side of 23rd Avenue North, formerly Compromise Street, and runs back 132 feet, more or less, on the Southerly line, and 116 feet on the Northerly line, with the Southerly margin of Batavia Street, to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Wolfe & Dailey LLC by Warranty Deed from Hazel A. Burley, Tamarah Suggs Daniel, Reginald L. Suggs, Joseph Edwards Suggs, III and Kendra Suggs Richardson of record in Instrument No. 20240130-0006312, Register's Office for Davidson County, Tennessee,

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

This is **improved** property known as: **754 24th Ave N, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch # 1131238 DEEDQC
05/06/2024 10:41:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240506-0033041

Witness my/our hand(s) this the 3rd day of May, 2024.

Wolfe & Dailey LLC

Kristopher Wolfe, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTOPHER WOLFE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of Wolfe & Dailey, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of May, 2024.

Notary Public

My Commission Expires: 3-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212