THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2024-0170

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 7th day of May 2024.

Notary Public
My commission expires: 4-13-25

CHERI FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

Name and Address of New Owner:
America Nashville Properties, LLC
555 Church Street, Suite 2305
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1132259 DEEDQC
05/08/2024 08:29:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240508-0033730

Send Tax Bills To:
Owner

Street Address of Subject Property:
1128 Brick Church Pike
Nashville, TN, 37207

Parcel ID:
071-14-2J-002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Woodlake Acres, LLC, a Texas limited liability company**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **America Nashville Properties, LLC, a Tennessee limited liability company,** hereinafter called "**GRANTEES,**" their heirs and assigns, all of their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit 2, together with common areas, as established by Declaration of Covenants Conditions and Restrictions for 1200 Brick Church Pike, a Townhouse Planned Unit Development of record as Instrument No. 20210304-0028435 and being shown on plat attached thereto as Exhibit "B", to which plan is hereby made for a more complete description of the property.

Being property conveyed to Woodlake Acres, LLC, a Texas limited liability company by Warranty Deed from Riverside Development Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20240221-0011801, Register's Office for Davidson County, Tennessee, dated February 12, 2024 and recorded on February 21, 2024.

WITNESS my hand this 7th day of May, 2024.

Woodlake Acres, LLC, a Texas limited liability company

By: James Strader, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Strader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself Authorized Member of Woodlake Acres, LLC, a Texas limited liability company, the within named bargainor, a Texas limited liability company, and that James Strader, as Authorized Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself, as Authorized Member of said limited liability company.

WITNESS my hand and seal at office, this 7th day of May, 2024.

NOTARY PUBLIC

My commission expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, 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 May 7, 2024.

Affiant Signature

May 7, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025