Karen Johnson Davidson County
Batch# 1140986 DEEDQC
05/30/2024 02:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240530-0040215

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Maria M. Mauthe
2120 Brookview DR
Nashville, TN 37214

Send Tax Bills To:
same

Map/Parcel Number:
084 10 0 075.00

WHEREAS, HJL Properties, LLC, a Tennessee limited liability company, is the successor entity to HJL Properties, GP, pursuant to a Certificate of Conversion filed with the Tennessee Secretary of State on December 27, 2023, of record in Instrument No. 20231227-0099328 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, HJL Properties, GP, was the successor entity to HJL, L.P. pursuant to General Partnership Statement of Merger filed with the Tennessee Secretary of State on February 9, 2016, of record in Instrument No. 20160226-0018547 in the Register's Office of Davidson County, Tennessee.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, HJL Properties, LLC, a Tennessee limited liability company, successor entity to HJL Properties, GP, successor entity to HJL, L.P. (the "Grantor"), does hereby quitclaim, transfer and convey all its right, title and interest in and to the following described property to Maria M. Mauthe (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Donelson Meadows, Section Two, of record in Plat Book 2133, Pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to HJL, L.P. by Warranty Deed from J. Patrick Braddock and wife, Linda L. Braddock, dated January 26, 2010, of record at Instrument No. 20100201-0007889 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This conveyance is being made without the benefit of a title search.

This is improved property known as 2120 Brookview Drive, Nashville, Tennessee 37214.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 30 day of May, 2024.

GRANTOR:

HJL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Maria M. Mauthe
Maria M. Mauthe, Managing Member

By: Laurie Eakes Ford
Laurie Eakes Ford, Managing Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Maria M. Mauthe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is an officer of HJL Properties, LLC, a Tennessee limited liability company, and is authorized by HJL Properties, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of May, 2024.

Notary Public

My Commission Expires: 7/07/2027

JAYNE SALTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2027

STATE OF Ga)
)
COUNTY OF White)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Laurie Eakes Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is an officer of HJL Properties, LLC, a Tennessee limited liability company, and is authorized by HJL Properties, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office in Cleveland, Ga, this 28 day of May, 2024.

Notary Public

My Commission Expires: 1/23/28

LATISHA AUSTIN NOTARY PUBLIC Exp. January 23, 2028 WHITE COUNTY, GA

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is zero dollars ($0.00)

Maria M. Mauthe, Affiant

Subscribed and sworn to before me this 30th day of May, 2024.

Notary Public

My Commission Expires: 7/07/2027

JAYNE SALTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2027

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 30, 2024.

Andrea J. Sinclair

Andrea J. Sinclair

May 30, 2024

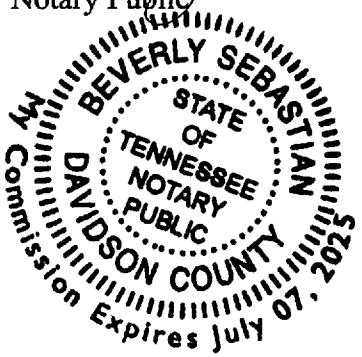
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of May, 2024.

Notary Public

My Commission Expires: 7/7/25



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