THIS INSTRUMENT PREPARED BY: **Muse McFadden, LLC** **5810 Shelby Oaks Drive, Suite B** **Memphis, TN 38134-7315**	**THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.**

Karen Johnson Davidson County
Batch # 1144296 DEEDQC
06/06/2024 12:37:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240606-0042507

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me this 4th day of June 2024.

Notary Public

My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL
McFadden & Co, LLC 937 Seymour Ave Nashville, TN 37206	SAME	**082-04-0-401.00**

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **McFadden & Co, LLC** by these presents does hereby quitclaim and convey unto **McFadden & Co., LLC and Muse McFadden, LLC** his/her/their heirs and/or assigns, all their right, title and interest in and to the following described tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 17 on the Map of W. A. Sharp's Revised Plan of A.W. Hooker's Additions to east Nashville, of record in Book 42, page 114, Register's Office for said County, Said lot Fronts 52 feet on the northerly side of Seymour Avenue and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to McFadden & Co by Deed of record in Instrument No. 20240416-0027198, Register's office for Davidson County, Tennessee.

This improved property is known as: 937 Seymour Avenue, Nashville, TN 37206

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of June, 2024

Grantor:

McFadden & Co, LLC

BY: Kenneth McFadden, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Mcfadden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member, and is authorized to execute the instrument on behalf of McFadden & Co., the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Member.

Witness my hand and official seal, this the 4th day of June, 2024.

Notary Public

My Commission Expires: 3/9/27

(SEAL)
My Commission Expires: _____

T. R. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY