(3)

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20241249R

Karen Johnson Davidson County
Batch# 1150682 DEEDQC
06/25/2024 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240625-0047359

The actual consideration is $0.00.

Martha Herlihy
AFFIANT

Subscribed and sworn to before me this the 18th day of June, 2024.

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/13/28

NEW OWNER:
Herlihy Properties, LLC
2040 Hardin Pl
Spring Hill, TN 37174

SEND TAX BILLS TO:
Herlihy Properties, LLC
2040 Hardin Pl
Spring Hill, TN 37174

MAP/PARCEL:
172-12-0D-403.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, James M. Herlihy and Martha Herlihy, husband and wife (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Herlihy Properties, LLC, an Ohio limited liability company (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. S-1 as shown on Exhibit B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as

amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center at Lenox Village, of record as Instrument No. 20050322-0031182 and revised in Instrument No. 20061103-0136911, in said Register's Office.

Being the same property conveyed to Anna C. Sloan, unmarried by Warranty Deed from Marietta Labauve and Galen Labauve, wife and husband and Adrienne Labauve, unmarried of record in Instrument No. 20220222-0019655 Register's Office for Davidson County, Tennessee, dated February 08, 2022 and recorded on February 22, 2022.

Being the same property conveyed to James M Herlihy and Martha Herlihy by deed dated June 18, 2024 *from Anna Lebarts, of record in Instrument No.* 202406250047357, *Register's Office for Davidson County, Tennessee.*

This property is commonly known as 7233 Althorp Way 1, Nashville, TN 37211.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 18th day of June, 2024.

GRANTOR:

James M. Herlihy

Martha Herlihy

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Herlihy and Martha Herlihy with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 18th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 5/13/28

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 June 18, 2024.

Date

Affiant Signature

6.18.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY