This Instrument Was Prepared By:

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Shackelford Bowen McKinley & Norton, LLP
1 Music Circle South, Suite 300
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch # 1156708 DEEDQC
07/11/2024 02:23:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0052185

ADDRESS NEW OWNER:
John J. Cloherty and Michele Cloherty
2801 Alhambra Circle
Nashville, Tennessee 37207

SEND TAX BILLS TO:
MR. COOPER
P.O. Box 105178
Atlanta, Georgia 30348-5178

MAP-PARCEL NUMBERS:
060 16 0 036.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, 2801 Alhambra Circle, LLC, a Tennessee limited liability company, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any beneficiary, hereinafter the "Grantor", having bargained and sold, and does hereby remise, release and forever quitclaim unto John J. Cloherty and Michele Cloherty, hereinafter the "Grantees", its successors and assigns, all of its entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 67 on the Plan of Capitol View Subdivision, of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to 2801 Alhambra Circle, LLC, by Quitclaim Deed from John J. Cloherty and Michele Cloherty, dated 11/14/23 and recorded 11/30/23 in Instrument Number 20231130-0092275, Register's Office for Davidson County, Tennessee.

This is improved property known as 2801 Alhambra Circle, Nashville, Tennessee, 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 29th day of April, 2024.

2801 Alhambra Circle, LLC

John J. Cloherty, an authorized signatory

Michele Cloherty, an authorized signatory

OATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2024, before me appeared **John J. Cloherty** and **Michele Cloherty,** each an authorized signatory of 2801 Alhambra Circle, LLC, a Tennessee limited liability company, known to be the persons who executed the foregoing, and I acknowledge that John J. Cloherty and Michele Cloherty executed the same.

IN WITNESS WHEREOF, the foregoing was acknowledged before me this 29th day of April, 2024.

ADRIANNA E. COCHRANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 12-3-24

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Lauren Ivan
Affiant

Subscribed and sworn before me, this 9th day of July, 20 24.

Notary

ADRIANNA L. COCHRANE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY