This Instrument Prepared by Benjamin Brown, 2245 Rosa L. Parks Blvd., Suite 280915, Nashville, TN 37228

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Thelma Cheryl, a widow and Corey Sanders, unmarried, as tenants in common with rights of survivorship** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Level Up Investments, LLC** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Sunset View, Section I, Revised, of record in Book 2663, page 27 and 28, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No 89 fronts 125 feet on the westerly side of Vale Lane and extends back between limes 152.7 feet on the northerly side and 150.7 feet on the southerly side to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Thelma Cheryl, a widow and Corey Sanders, unmarried, as tenants in common with right of survivorship., by Quit Claim Deed from Thelma Cheryl Sanders, dated 08/16/2023 and recorded on 08/17/2023, of record in Instrument Number 20230817-0064150, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1160023 DEEDQC
07/22/2024 08:40:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240722-0054477

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18th day of **July, 2024.**

Thelma Cheryl Sanders — **Thelma Cheryl Sanders**

Corey Sanders — **Corey Sanders**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Thelma Cheryl Sanders and Corey Sanders** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **July, 2024.**

Tempest Utley
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 9, 2026

TEMPEST UTLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 18th day of **July, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 9, 2026

TEMPEST UTLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

PROPERTY ADDRESS: **2441 Vale Lane, Nashville, TN 37214**

TAX PARCEL NO.: **07316001000**

PROPERTY OWNER: **Level Up Investments, LLC**

OWNER'S ADDRESS: **2245 Rosa L. Parks Blvd., Suite 280915, Nashville, TN 37228**

MAIL TAX BILLS TO: **Owner at Owner address**