QUITCLAIM DEED

BS-LM1-24-2115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2024

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1162202
07/25/2024 10:41:12 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240725-0056263

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
LMK Holdings III LLC a Tennessee Limited Liability Company	**Same as new owner**	
(NAME)	(NAME)	**081-03-0-234.00**
2104 505 Church Street,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LM1 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND WOLFE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LMK HOLDINGS III LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of C.E.Raymonds Plan of record in Plat Book 57, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wolfe Investments LLC, and LM1 Holdings, LLC by Warranty Deed from Elaine M. Higgins, a single woman of record in Instrument No. 20240103-0000514 Register's Office for Davidson County, Tennessee, dated December 21, 2023 and recorded on January 03, 2024.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2115 11th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 23 day of July, 2024.

LM1 Holdings, LLC

BY: _____
Marcus Kurth
Partner

BY: _____
Logan Fletcher
Partner

Wolfe Investments LLC

BY: _____
Kris Wolfe
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS KURTH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PARTNER of LM1 HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such PARTNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 of July, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN FLETCHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PARTNER of LM1 HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such PARTNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 of July, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KRIS WOLFE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of WOLFE INVESTMENTS LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sole Member.

Witness my hand and official seal, this the 22 of June, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212