Karen Johnson Davidson County
Batch# 1174878 DEEDQC
08/27/2024 03:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240827-0065951

Recordation Requested By/Return to:
PRIORITY TITLE AND ESCROW
POST CLOSING
641 LYNNHAVEN PWKY SUITE 200
VIRGINIA BEACH, VA 23452-
File No. 052413075

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
A2Z 123 LLC	A2Z 123 LLC	161 08 0 038.00
404 ELYSIAN FIELDS RD NASHVILLE, TN 37211	404 ELYSIAN FIELDS RD NASHVILLE, TN 37211	

Executed this 21st day of August 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **NANCY MCGRATH**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **A2Z 123 LLC**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Southwood, of record in Plat Book 2663, pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same premises conveyed to Nancy McGrath from Music City Holdings, LLC, A Texas Limited Liability Company by Deed dated 10/19/2022, and recorded on 10/19/2022, as Instrument No., 20221019-0114209, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 5208 RAYWOOD LANE, NASHVILLE, TN 37211-
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of Aug, 2024.

NANCY MCGRATH

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, I, Scruggs, Notary Public of the state and county mentioned, personally appeared **NANCY MCGRATH,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Printed Name: I Scruggs
My Commission Expires: _____

My Commission Expires Nov. 6, 2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 21st day of August, 2024.

Notary Public
My commission expires:

My Commission Expires Nov. 6, 2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Deborah Costello, 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 08/21/2024 (date of document).

Deborah Costello
Affiant Signature

8/26/2024
Date

State of Virginia

~~County~~ city of Virginia Beach
VA

Sworn to and subscribed before me this 26th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/31/2026

NOTARY'S SEAL

KRISTEN A. ANGLIN
NOTARY PUBLIC
REGISTRATION # 7079469
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2026