Karen Johnson Davidson County
Batch# 1174883 DEEDQC
08/27/2024 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065957

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23 day of August, 2024.

Notary Public

My Commission Expires: 09/28/24

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC
VALLERY PARDO-LOVE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/28/2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

Address of New Owners:	Send Tax Bills To:	Tax ID#:
LDG Development, LLC 2518 Scovel Street Nashville, TN 37208	NEW OWNER	Map/Parcel 081-14 - 005800

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel M. Greene and Laura J. Murphy-Greene, husband and wife,** hereinafter called the "Grantor", do hereby convey, devise, grant and quitclaim unto **LDG Development LLC, a Tennessee Limited Liability Company,** hereinafter called the "Grantee", it's successors, and assigns forever, any and all of Grantor's right, title and interest in and to the following described real property being a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of E T Holman's Subdivision, of record in Book 161, page 2, in the Register's Office for Davidson County, Tennessee.

Said Lot No.18 fronts 50 feet on the north side of Madison or Scovel and runs back between parallel lines, 150 feet to alley.

Being the same property conveyed to Daniel M. Greene and Laura J. Murphy-Greene, husband and wife, by deed from Jeffrey Stone, a single man dated June 27, 2024 of record in 20240628-0048565 Register's Office for Davidson County, Tennessee.

This is improved property known as 2518 Scovel Street, Nashville, TN 37208.

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.

Effective the 23 day of August, 2024.

GRANTOR:

Daniel M. Greene

Laura J. Murphy-Greene

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Daniel M. Greene and Laura J. Murphy-Greene**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of August, 2024.

Notary Signature
My commission expires: 09/28/24

VALLERY PARDO-LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/28/2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/23/24.

Date

Affiant Signature

8/27/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of August, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

