Karen Johnson Davidson County
Batch# 1191044 DEEDQC
10/08/2024 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078079

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of October, 2024.

NOTARY PUBLIC
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Hampton Investment Properties, LLC
2110 Hampton Avenue
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

Map & Parcel: 104-16-0-285.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Nashatlantic Holdings, LLC, a Tennessee limited liability company**, Grantor, does hereby quitclaim and convey all of its undivided right, title and interest, to the hereinafter described property to **Hampton Investment Properties, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being the South Half of Lot No. 171 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights," as the same appears of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said South Half Lot No. 171 fronts 50 feet on the Easterly side of Oakland Avenue and extends back 130 feet, more or less, on the Northerly line, and 143 feet, more or less, on the Southerly line, to an alley in the rear, which measures 51 feet, more or less, thereon.

Being the same property conveyed to Nashatlantic Holdings, LLC, a Tennessee limited liability company, by deed dated 09/30/2022 and recorded 10/07/2022, from LH2 Investments, LLC, a Tennessee limited liability company, of record in Instrument Number 202210070110561, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 2406 Oakland Avenue, Nashville, Tennessee 37230.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of October, 2024.

NASHATLANTIC HOLDINGS, LLC

Kenneth L Shaw, Jr

By: Kenneth L. Shaw, Jr.
Its: Sole Member

Florida

STATE OF TENNESSEE XXXXXXXXXXXXX XG
COUNTY OF WILLIAMSON XXXXXXXXXXX XG
Seminole County

Personally appeared before me, **by audio-visual communication,** the undersigned, an online Notary Public of said County and State, the aforesaid Kenneth L. Shaw, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of Nashatlantic Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 7th day of October, 2024.

Type of Identification produced: New Jersey Driver License

Notary Public Xiomara J Giannelli

My Commission Expires: 07/21/2028

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH 532476
Expires on July 21, 2028

Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 7, 2024.

J. Carlton Drumwright

10/7/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 10/7/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY