QUITCLAIM DEED

J-BOT-24-3104-1107

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 5 DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lost and Found, LLC, a Tennessee Limited Liability Company	Same as New Owner	
(NAME) **1305 Dickerson Pike,**	(NAME)	**072-06-0-378.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **1107MCGAVOCK, LLC, ATENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LOST AND FOUND, 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 Number 2 on the Plan of a Resubdivision of Lots 1 & 2 of Kenmore Place Subdivision as of record in Plat Book 8250, page 360, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description thereof.

Being the same property conveyed to 1107McGavock, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kimberly Kay Capps Gatley, sole heir at law of Charles Philip Capps of record in Instrument No. 20220921-0104822, Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 21, 2022.

This is **unimproved** property known as: **1107 McGavock Pk., Nashville, Tennessee 37216**.

Karen Johnson
Batch # 1202262
11/06/2024 09:55:17 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241106-0086188

Witness my/our hand(s) this the 5 day of November, 2024.

David C. Mabee, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C. MABEE, 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 MEMBER of 1107McGavock, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of November, 2024.

Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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