QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1204994 DEEDQC
11/13/2024 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241113-0088384

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF ~~WILLIAMSON~~ Washington

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 2024.

Notary Public

MY COMMISSION EXPIRES: 01/31/2027
(AFFIX SEAL)

KIEREON SKIE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1810 EASTLAND PROPERTIES, LLC	**Same As Owner**	
(NAME) **11482 BALSAM WAY**	(NAME)	**083-06-0-410.00**
(ADDRESS) **WOODBURY, MN 55129**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **AUSTIN AYARS ATTEBERRY AND SARA DOSCHADIS ATTEBERRY, HUSBAND AND WIFE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **1810 EASTLAND PROPERTIES LLC, A MINNESOTA LIMITED LIABILITY COMPANY,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF A SUBDIVISION OF PART OF LOT NO. 8 OF THE W.L. HORN ADDITION OF RECORD IN PLAT BOOK 4060, PAGE 105, 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 AUSTIN AYARS ATTEBERRY AND SARA DOSCHADIS ATTEBERRY, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM AUSTIN ATTEBERRY, MARRIED, OF RECORD IN INSTRUMENT NO. 20201007-0116608, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 30, 2020 AND RECORDED ON OCTOBER 7, 2020.

THIS IS IMPROVED PROPERTY LOCATED AT: 1810 EASTLAND AVE, NASHVILLE, TN 37206.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 1 day of November 2024.

AUSTIN AYARS ATTEBERRY

SARA DOSCHADIS ATTEBERRY

STATE OF Minnesota
COUNTY OF Washington

Before me personally appeared **AUSTIN AYARS ATTEBERRY AND SARA DOSCHADIS ATTEBERRY** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November 2024.

Kiereon Skie
Notary Signature

My commission expires: 01/31/2027

KIEREON SKIE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2027

Certificate of Authenticity

I, Andrew Suzore, 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 November 1, 2024.

Date

Affiant Signature

November 12th 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of November, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027