THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

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 12 TH day of November, 2024.

Notary Public
My Commission Expires: 9.8.2025

RYAN FAYE ROLSTON PEACOCK
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Karen Johnson Davidson County
Batch# 1205225 DEEDQC
11/14/2024 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241114-0088679

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Cliffview, LLC **503 Broadmoor Drive** **Nashville, TN 37216**	**Cliffview, LLC** **503 Broadmoor Drive** **Nashville, TN 37216**	**073-11-0-051.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christina Teeple, unmarried** ("Grantor"), by these presents does hereby Quitclaim and convey unto **Cliffview, LLC, a Tennessee limited liability company** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot(s) 178, as shown on the map entitled Sunset View, Section I, Revised, of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Christina Teeple by Warranty Deed from Jamie Nicholson, Mary J. Lewis, Trustee of the Mary J. Lewis Revocable Living Trust, and Julia Ghee, of record at Instrument number 20230530-0040514, in the Register's Office for Davidson County, Tennessee, dated May 25, 2023.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2314 Dundee Lane, Nashville, Tennessee 37214.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 12 day of November, 2024.

GRANTOR:

Christina Teeple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12 TH day of November, 2024, before me personally appeared Christina Teeple, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 12 TH day of November, 2024.

Notary Public
My commission expires: 9-8-25
(SEAL)

RYAN FAYE ROLSTON PEACOCK
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Pencock, 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 Nov. 12, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 12th day of November, 2024.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

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

Notary Public
My commission expires: 3-23-2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY