Name and Address of New Owner:
Bellevue Properties, LLC
PO Box 294
Brentwood, TN 37024

Karen Johnson Davidson County
Batch # 1205567 DEEDQC
11/15/2024 10:30:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241115-0089121

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map 44.15 Parcel 169.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ANDREW L. BROWN, MARRIED, AND PRESTON LOHMEYER, MARRIED,** "the Grantor," conveys and quitclaims unto **BELLEVUE PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Village of Old Hickory, Section "A", of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 255 fronts 53.0 feet on the westerly margin of Cleves Street and extends back 87.4 feet on the northerly line and 87.3 feet on the southerly line to a dead line in the rear, measuring 53.0 feet thereon.

Being the same property conveyed to Andrew L. Brown, married and Preston Lohmeyer, married, by Quitclaim Deed from Daryl Spicer, married of record in Instrument No. 20140703-0058855, in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

Being improved property also known as **906 Cleves Street, Old Hickory, TN 37138.**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the this 2nd day of October, 2024.

_____(SEAL)
Andrew L. Brown

_____(SEAL)
Preston Lohmeyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of October, 2024., before me personally appeared Andrew L. Brown and Preston Lohmeyer, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 2nd day of October, 2024.

_____
Notary Signature
My commission expires: 9.5.28

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 2nd day of October, 2024.

_____
Notary Signature
My commission expires: 9.5.28

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY