RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1212770 DEEDQC
12/05/2024 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241205-0094430

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Matthew J. Carroll 110 19th Ave S, Apt 1615 Nashville, TN 37203	New Owner	090-12-0-342.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **572 Annex, LLC, a Tennessee Limited Liability Company** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Matthew J. Carroll,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Charlotte Park Annex, as shown on Plan of record in Book 3700, Page 49, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 19 fronts 72.62 feet on the curving northerly side of Annex Court and extends back 85.4 feet along the westerly side of said lot to a point; thence 102.15 feet in a northeasterly direction to the northwest corner of said lot; thence eastwardly along the rear line 69.79 feet to a point; thence southwestwardly 135.73 feet to the southeast corner of said lot in the line of Annex Court.

Being the same property conveyed to 572 Annex, LLC by deed from Jerry W. Blair, and wife, Joy E. Blair of record in Instrument No. 20240930-0075357, Register's Office for Davidson County, Tennessee.

Being also known as 572 Annex Ct., Nashville, TN 37209.

Witness my hand this 21 day of November, 2024

572 ANNEX, LLC

JACKSON CARROLL, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jackson Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of 572 Annex, LLC, and that he as such Member of 572 Annex, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of 572 Annex, LLC.

Witness my hand and official seal this 21 day of November, 2024

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21 day of November, 2024.

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

Commission expires:

Notary Public

12/05/2024

Tennessee Certification of Electronic Document

I, Laura FRIEL (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White (Notary's Name), a notary public for this county and state, Laura Friel (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON