Karen Johnson Davidson County
Batch# 1217279 DEEDQC
12/17/2024 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097950

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CharityHouse, LLC	New Owner	096-09-0-073.00
(NAME)	(NAME)	
408 Donelson Pike	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES PROTICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO

CHARITYHOUSE, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1 as shown on the Final Plat of the Harold Foster and Old Hickory Credit Union Properties, of record in Instrument No. 20220616-0068867, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description of said lot.

Being the same property conveyed to James Protich by Warranty Deed from Old Hickory Credit Union, dated July 19th, 2024, of record in Instrument No. 20240724-0055704, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved x property, known as 404 Donelson Pike, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 9th day of December 2024.

James Protich

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared James Protich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 9th day of December, 2024.

My commission expires:

11/3/25

Notary

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, J. Trent Lehman, 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 12/9/24.

Date

Affiant Signature

12/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of December, 2024.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

