Karen Johnson Davidson County
Batch# 1218166 DEEDQC
12/19/2024 08:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241219-0098462

THIS INSTRUMENT PREPARED BY:

Buchalter, A Professional Corporation
Attn: Talbott P. Ottinger
1 Music Circle South, Suite 300
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn before me this 13th day of December, 2024.

Notary Public

My Commission Expires: 1/6/2025 (Affix Seal)

ELIZABETH J. BARBOUR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Address New Owner:	Send Tax Bills To:	Map and Parcel:
6640 Upton Lane, LLC 6640 Upton Lane Nashville, TN 37209	New Owner	102-07-0-119.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and No/100 ($10.00),** and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Matthew David Holt and Elizabeth H. Smith, husband and wife** ("Grantor"), does hereby quitclaim, transfer and convey unto **6640 Upton Lane, LLC,** a Tennessee limited liability company ("Grantee") all of Grantor's right, title and interest in that certain improved real property located interest in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A hereto and incorporated herein by reference (the "Property").

The Property is improved property located at **6640 Upton Lane, Nashville, Davidson County, Tennessee 37209-4378.**

Said Property is conveyed subject to such limitations, restrictions and encumbrances which may affect the Property.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

[Signatures Continue on Following Page]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of this the 10th day of December, 2024.

GRANTOR:

Matthew David Holt

Elizabeth Hansell Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Matthew David Holt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Grantor.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of December, 2024.

EMILY N. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MARCH 09, 2027

NOTARY PUBLIC

My Commission Expires: 03/09/2027 (seal)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elizabeth Hansell Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Grantor.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of December, 2024.

EMILY N. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MARCH 09, 2027

NOTARY PUBLIC

My Commission Expires: 03/09/2027 (seal)

BN 85083303v1

EXHIBIT A

Description of Real Property

Land in Davidson County, Tennessee, being lot No. 26 on the Plan of Charlotte Park, Section 26 of record in Book 3700, page 91, Register's Office for said County.

Said Lot No. 26 fronts 76.72 feet on the Westerly margin of Upton Lane and extends back 179.74 feet on the Northerly line and 178.18 feet on the Southerly line to the lower water mark of the Cumberland River, measuring 75 feet thereon, more or less.

Being the same property conveyed to Matthew David Holt and Elizabeth Hansell Smith, husband and wife, by Warranty Deed from The Estate of Chad B. Harris of record as Instrument 20220426-0047851, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Talbott Ottinger, 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.

Document Name: 6640 Upton Lane Quitclaim Deed, dated December 10, 2024

Dated: December 18, 2024

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand, at office, this 18th day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 03/09/2027

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027

BN 85814256v1