QUITCLAIM DEED

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

T-RCC-24-3508

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 9th DAY OF December, 20 24

Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
LM1 Holdings, LLC, A Tennessee Limited Liability Company	**Same as new owner**	
(NAME) **1700 State St #155,**	Karen Johnson Batch # 1218358 12/19/2024 11 29 48 AM Fees $12 00 Taxes $0 00 Davidson County DEEDQC 2 pgs 20241219-0098707	**050 02 0 088 00 050 02 0 087.00 082 07 0 060 00**
(ADDRESS) **Nashville, TN 37203**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HONKY TONK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LM1 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Property 1·
Land in Davidson County, Tennessee, being Lot No 59-B on the Plan of Zone Lot Division, Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision Section III, of record in Plat Book 6200, Page 649, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Property 2
Land in Davidson County, Tennessee, being Lot No 58-B on the Plan of Zone Lot Division, Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision Section III, of record in Plat Book 6200, Page 649, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Property 3·
Land in Davidson County, Tennessee, being Lot No 99, of Dr V S Lindsley's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, Page 25, Register's Office of Davidson County, Tennessee Said Lot No 99 fronts 50 feet on the west side of Stockell Street, formerly Vansinderin Street, and runs back between parallel lines 174 1/4 feet to an alley

Property 1 and 2.

Being a portion of the same property conveyed to Honky Tonk Homes, LLC, a Tennessee limited liability company by Warranty Deed from Twenty Holdings, LLC, a Tennessee limited liability company dated May 28, 2024 and recorded May 30, 2024 in Instrument No 20240530-0040111, Register's Office of Davidson County, Tennessee

Property 3

Being the same property conveyed to Honky Tonk Homes, LLC, a Tennessee limited liability company by Warranty Deed from Rosalind Howard nka Rosalind M Robinson, unmarried, dated April 22, 2024 and recorded April 24, 2024 in Instrument No 20240424-0029445, Register's Office of Davidson County, Tennessee

This is **improved** property known as

3508 Brookway Drive, Nashville, Tennessee 37207
3512 Brookway Drive, Nashville, Tennessee 37207
814 Stockell Street, Nashville, Tennessee 37207

Witness my/our hand(s) this the 9 day of December, 2024

Honky Tonk Homes, LLC

BY _____
Marcus Kurth
Member

BY _____
Logan Fletcher
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARCUS KURTH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of HONKY TONK HOMES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER

Witness my hand and official seal, this the 9 of December, 2024

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LOGAN FLETCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of HONKY TONK HOMES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER

Witness my hand and official seal, this the 9 of December, 2024

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:

Rudy Title and Escrow LLC
2012 21st Avenue South
Nashville, TN 37212