Karen Johnson
Batch # 1221190
12/30/2024 10:31:08 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241230-0100936

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 23 day of December, 2024. Notary Public My Commission Expires: 09-07-2026

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

QUITCLAIM DEED

Address New Owner: Dandelion Dreams Real Estate, LLC 1122 Woodvale Dr Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 080-04-0C-009.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **1612 County Hospital, LLC, a Tennessee Limited Liability Company,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Dandelion Dreams Real Estate, LLC, a Tennessee Limited Liability Company,** its successors and assigns all of its rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3131 on the plan of Hydes Ferry Hideaway, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Hydes Ferry Hideaway, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230206-0008664, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to 1612 COUNTY HOSPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220208-0014615, dated February 4, 2022, said Register's Office.

This is property known as 3131 Hydes Ferry Rd, Nashville, TN 37218.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of December, 2024.

1612 County Hospital, LLC

Beth Dodd, Member

By: Beth Dodd, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Beth Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager (or other officer authorized to execute the instrument) of 1612 County Hospital, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid Manager.

Witness my hand and official seal at office, this 23 day of December, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028