Karen Johnson
Batch # 1221916
12/31/2024 10 16 45 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

, ared by
Record and Return To
Chapman and Rosenthal Title, Inc
0 Burton Hills Blvd , Suite 130
Nashville, TN 37215

20241231-0101409

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, Tennessee 37215

STATE OF ~~TENNESSEE~~ Connecticut)
COUNTY OF ~~DAVIDSON~~ Fairfield) Greenwich

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 26 day of December, 2024.

Notary Public

My Commission Expires: 01/31/2028

QUITCLAIM DEED

Address New Owner: Robert Walsh 2224 Woodmont Blvd Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 119 16 0 030.00

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, **SONA Land Company, LLC, a Tennessee Limited Liability Company,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Robert Walsh,** his 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 Lot #122 on the Map of Battlewood Subdivision, Section #2, of record in Book #1835, pages 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot #122 fronts 110 feet on the westerly side of Wildview Drive and runs back between lines, 199.99 feet on the southerly line and 194 38 feet on the northerly line to a dead line in the rear in which it measures 89 feet.

Being the same property conveyed to SONA LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GREEN HILLS LAND COMPANY, LLC, of record in Instrument No. 20140129-0007921, dated January 23, 2014, said Register's Office.

This is improved property known as 733 Wildview Dr, Nashville, TN 37211.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of December, 2024.

SONA Land Company, LLC

By: Robert Walsh, Sole Member

STATE OF Connecticut)
Greenwich
COUNTY OF Fairfield)

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

Witness my hand and official seal at office, this 26th day of December, 2024.

Notary Public

My Commission Expires: 01/31/2028

Jessica Confalone
Notary Public, State of Connecticut
My Commission Expires 01/31/2028