This Instrument Prepared by:
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Franklin, TN 37064
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Karen Johnson Davidson County
Batch # 1222434 DEEDQC
01/02/2025 10:23:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250102-0000148

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| LOWD, LLC<br>5360 Hillsboro Pike<br>Nashville, TN 37215 | Same | 131-03-0-X-001.00CO |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **5360 Hillsboro Pike, LLC, a Tennessee limited liability company** (**"Grantor"**) does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **LOWD, LLC, a Tennessee limited liability company**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Unit A on the Plan of Lone Oak Urbana, a Horizontal Property Regime with private elements, filed as Exhibit B to and established by Declaration of Property Covenants, Conditions, and Restrictions of record in Instrument No. 20070207-0016045, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to 5360 Hillsboro Pike, LLC, a Tennessee limited liability company, by Quitclaim Deed from Shawn Johnson East and husband, Andrew D. East, dated November 22, 2021, recorded November 30, 2021, of record in Instrument No. 20211130-0158134, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 23rd day of December, 2024.

Affiant

Notary Public

My Commission Expires: 9-21-2025

This is improved property, known as 4106A Lone Oak Rd., Nashville, TN 37215.

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

WITNESS our hands this the 23rd day of December, 2024.

5360 Hillsboro Pike, LLC, a Tennessee limited liability company

By: **COVINGTON D. HORAN,** Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COVINGTON D. HORAN**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 5360 Hillsboro Pike, LLC, the within named bargainor, a Tennessee limited liability company, and that such **COVINGTON D. HORAN** as such Authorized Agent, acknowledged that she executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

WITNESS my hand and seal, at office, this 23rd day of December, 2024.

Notary Public

My Commission Expires: 9-21-2025