This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson
Batch # 1222434
01/02/2025 10:23:11 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250102-0000151

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
LOWD, LLC 5360 Hillsboro Pike Nashville, TN 37215	Same	126160AS0000CO

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, Lot No. 235 on the Plan of Final Plat Riverwalk Phase 2A, Section 2, as shown on Plat of record in Instrument No. 20031014-0151984, 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 J. East, and husband, Andrew D. East, dated November 22, 2021, recorded November 30, 2021, of record in Instrument No. 20211130-0158136, 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

KAREN WILHELM GROCHAU STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This is improved property, known as 7528 Watervale Drive, Nashville, TN 37221.

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

KAREN WILHELM GROCHAU STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY