THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-1913	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 23rd day of Dec. 2024. *Notary Public* *My commission expires:* 4-13-25

Name and Address of New Owner:
Watts Lane Holding LLC
147 Dylan Woods Drive
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 1222856 DEEDQC
01/02/2025 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250102-0000342

CARRIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Send Tax Bills To:
Champions Funding, LLC
365 E. Germann Road, Suite 140
Gilbert, AZ 85297

Street Address of Subject Property:
798 Watts Lane
Nashville, TN, 37209

Parcel ID:
103-01-0-070.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tolmie Capital LLC, a Washington limited liability company**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Watts Lane Holding LLC, a Tennessee limited liability company,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 6 on J. B. Cowden Property, Section IV, NOT OF RECORD, being triangular in shape and described partly by survey made by Norris H. Hickerson, Surveyor, January 10, 1948, as follows:

Beginning at a point in the westerly margin of Cowden Avenue at the corner of Lots 5 and 6; thence with the margin of said Avenue, southeasterly 165 feet to a point in the northerly margin of Watts Lane; thence with the margin of the same, westerly 164 feet to a point, the southeast

corner of the property conveyed to Charles F. Roberts and wife, by deed of record in Book 2483, page 166, Register's Office for said County, thence along said Roberts' southeasterly line, northeasterly 150 feet to the point of beginning.

Being the same property conveyed to Tolmie Capital, LLC, a Washington limited liability company, by Warranty Deed from Michael Aldridge Sr., unmarried, of record as Instrument Number 20230403-0023787, Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 3, 2023. (Value of consideration shown in aforementioned deed $405,000.00.)

WITNESS my hand this 23rd day of Dec, 2024.

Tolmie Capital LLC, a Washington limited liability company

By: _____

It's: Director/Member

STATE OF Tennessee]
COUNTY OF Williamson]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Vitaliy Marchenko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself director/member of Tolmie Capital LLC, a Washington limited liability company, the within named bargainor Tolmie Capital LLC, a Washington limited liability company, and that Vitaliy Marchenko, as director/member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as director/member of said limited liability company.

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

_____
NOTARY PUBLIC

My commission expires: 6-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 23, 2024.

Signature
December 23, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 23, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025