QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

LB-QCD-24-5419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF December, 20 24.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
615 Property and Real Estate LLC	**Same as New Owner**	
(NAME)	(NAME)	**162-16-0-026.00**
1631 6th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MATHEW FRIEDMAN, A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **615 PROPERTY AND REAL ESTATE LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35A on the Plan of Hickory Park Villas, Section 2, Lots 32 thru 40, Zone Lot Division, of record in Plat Book 5200, Page 603, as amended in Plat Book 6250, Page 598, in the 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 Jeffrey Mathew Friedman, a single man, by Warranty Deed from Kevin De'vell Wallace Angela Wallace Wilcox and Jaime Wallace, as the heirs of James E. Wallace, of record in in Instrument No. 20220822-0094658, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5419 Hickory Park Drive, Antioch, Tennessee 37013**.

Karen Johnson
Batch # 1224240
01/07/2025 03:18:58 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250107-0001446

Witness my/our hand(s) this the 18 day of December, 2024.

Jeffrey Mathew Friedman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY MATHEW FRIEDMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212