Karen Johnson Davidson County
Batch# 1228607 DEEDQC
01/21/2025 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004595

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lathrop Properties LLC Series 3 2000 Mallory Lane Suite 130-119 Franklin, TN 37067	**172-12-0A-144.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SPENCER C. LATHROP** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **LATHROP PROPERTIES LLC SERIES 3, a Tennessee Limited Liability Company** (hereinafter "Grantee"), its successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 84 on the plan of Bradford Hills, Section Nine, of record in Book 7900, Page 6, amended in Book 7900, Page 414, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 84 fronts 77.88 feet on the northeasterly margin of Burgandy Hills Drive and extends back 125.02 feet on the northwesterly line and 118.31 feet on the southeasterly line to a dead line in the rear, measuring 54.47 feet thereon.
>
> Being the same property conveyed to SPENCER C. LATHROP, by deed from LATHROP REAL ESTATE HOLDINGS III, LLC, a Florida Limited Liability Company, of record in Instrument Number 20170712-0069973, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 236 Burgandy Hill Road, Nashville, Davidson County, TN 37211.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 9 day of January, 2025.

GRANTOR:

SPENCER C. LATHROP

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **SPENCER C. LATHROP**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of January, 2025.

Liliana Carrigan
NOTARY PUBLIC

Liliana C. A. Nigrelli
State of Tennessee Notary Public
Williamson County

My Commission Expires: 9/21/2024

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 9 day of January, 2025.

Liliana Carrigan
NOTARY PUBLIC
My Commission Expires: 9/21/2024

Liliana C. A. Nigrelli
State of Tennessee Notary Public
Williamson County

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 JANUARY 9, 2025 (date of document).

Affiant Signature

1-21-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of January, 2025.

Notary's Signature

My Commission Expires: 11-2-26

