QUITCLAIM DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

Karen Johnson
Batch # 1230976
01/28/2025 10 51 13 AM
Fees $12 00 Taxes $0 00

20250128-0006391

Davidson County
DEEDQC
2 pgs
FE-24-2804

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Wolfe Real Estate LLC	**New Owner**	**080-08-0-436.00**
(NAME)	(NAME)	
2804 Hydes Ferry Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WOLFE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

WOLFE REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF RIVER MEADOWS, SECTION 2 OF RECORD IN PLAT BOOK 11700, PAGE 21, 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 WOLFE INVESTMENTS, LLC BY WARRANTY DEED FROM ERIN DIAS, TRUSTEE OF THE 2804 HYDES FERRY TRUST OF RECORD IN INSTRUMENT NO. 20240822-0064581 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 20, 2024 AND RECORDED ON AUGUST 22, 2024.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as **2408 Hydes Ferry Road, Nashville, TN, 37218.**

Witness our hands this the 24 day of January, 2025.

WOLFE INVESTMENTS, LLC

KRISTOPHER WOLFE, DIRECTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTOPHER WOLFE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as **DIRECTOR** of **WOLFE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 24 day of January, 2025

Notary Public
My Commission Expires.

