Karen Johnson
Batch # 1234147
02/04/2025 02 38 10 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250204-0008517

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)
)
COUNTY OF Hamilton)

The actual consideration for this transfer is $0 00

Tsianina Lohmann
Affiant

Subscribed and sworn to before me this the 28th day of January, 20 25

Notary Public

My Commission Expires 03/13/28

This instrument prepared by:

Tune, Entrekin & White, P C (TCW)
500 11th Ave , N , Suite 600
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO
Wildflower on 6th LLC 3703 Fairmont Pike Signal Mountain, TN 37377 Attn Tsianina Lohmann	[SAME]	081084Z00500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **T & M Development LLC**, a Tennessee limited liability company ("Grantor"), has bargained and by these presents does hereby transfer, quitclaim, and convey unto **Wildflower on 6th LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described as follows:

> Land in Davidson County, Tennessee, being Unit 5, as further shown and described in the Declaration of Protective Covenants, Conditions and Restrictions for 6th Avenue North Townhomes of record in the Register's Office for Davison County, Tennessee at Instrument Number 20211222-0169194, to which reference is hereby made for a more complete description.

Said improved property is located at 1721 6th Ave N, Unit 5, Nashville, TN 37208.

Being the same property conveyed to T & M Development LLC, a Tennessee limited liability company from Mack Props, LLC, a Tennessee limited liability company, by deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220421-0046445

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below

GRANTOR:

T & M Development LLC,
a Tennessee limited liability company

By: _____
Tsianina Lohmann

Its: Member

STATE OF TENNESSEE)
)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tsianina Lohmann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the member ("Officer") of T & M Development LLC, a Tennessee limited liability company, the bargainor, and that she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the company by herself as such Officer

Witness the 28th day of January 2025.

_____
Notary Public

My Commission Expires 03/13/28

SARA M. FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 3-13-2028