Karen Johnson
Batch # 1235731
02/10/2025 10 15 54 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250210-0009809

COUNTY OF DAVIDSON — DEBORAH J. COHEN — STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF **FEBRUARY, 2025.**

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
HT RESOURCES WORLDWIDE LLC	**SAME**	**092-05-0-296.00**
(NAME) **211 DONELSON PIKE #M-109**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KEVIN HOWARD, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **HT RESOURCES WORLDWIDEE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson Copunty, Tennessee, being Lot (2) 18, as shown on the map entitled Map of Sam and Emily Lee's Subdivision of Lots, of record in Plat Book 421, Page 191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to KEVIN HOWARD, UNMARRIED, from EMILY SHEN, UNMARRIED, AND EDWARD SHEN, UNMARRIED, by warranty deed dated February 3, 2025 of record in Instrument No. 20250204-0008539, Register's Office for Davidson County, Tennessee

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, page 191; Restrictive Covenant for Detached Structure of record in Instrument No. 20200713-00076356 and Instrument No. 20220930-0108388; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **2906 CLIFTON AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

Witness my hand this 3rd day of February, 2025.

KEVIN HOWARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 3rd day of February, 2025

My Commission Expires: **March 3, 2026**

NOTARY PUBLIC

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON