QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1237817 DEEDQC
02/14/2025 02:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250214-0011451

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SARAH GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 23, 2027

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co. 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Keith Dowd and Michelle Dowd	Keith Dowd and Michelle Dowd	103-4-118
(NAME) 2914A Felicia St	(NAME) 2914A Felicia St	
(ADDRESS) Nashville TN 37209	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20242375

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Liberty Pike Partners, G.P., a Tennessee general partnership**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Keith Dowd and wife, Michelle Dowd**, hereinafter called the **GRANTEES**, their survivor and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit, :

Land in Davidson County, Tennessee, being Lot No. 7, Block 2, as shown on the Map of Sylvan Subdivision, of record in Plat Book 332, Page 104, 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 Liberty Pike Partners, GP, a Tennessee general partnership, by Warranty Deed from Jessica E. White as Personal Representative and Heir at Law and William T. Alexander, Heir at Law of the Estate of Warren Alexander, dated May 2, 2023 and filed of record in Instrument No. 20230505-0033475, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 4400 Utah Ave, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 13 day of February, 2025.

Liberty Pike Partners, G.P., a Tennessee general partnership

by:
Keith Dowd, Partner

STATE OF TENNESSEE)
County OF)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Keith Dowd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be partner of Liberty Pike Partners, the within named bargainor, a partnership, and that he/she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand, at office, this 13 day of February, 2025

Notary Public
My Commission Expires

SARAH GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 23, 2027

Certificate of Authenticity

I, Sarah Gregory, 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 2/13/25.

Date

Sarah Gregory

Affiant Signature

2/13/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of February, 2025.

Ronda L. Berning

Notary's Signature

My Commission Expires: 5/19/2027

Date

Notary's Seal (if on paper)

