This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1238745 DEEDQC
02/20/2025 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250220-0012114

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
LAM Trust 4405 Skyridge Rd. Nashville TN 37207	Same	050 07 0A 140.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Louis Margules, ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Louis A. Margules, as Trustee of the LAM Trust and its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 140, on the plan of FINAL PLAT SKYRIDGE (FORMERLY MULBERRY DOWNS PUD NO. 88P-056GO) SUBDIVISION PHASE 3, as shown on plat of record in Instrument 20230303-0015355, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Louis Margules from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed of record in Instrument No. 20231102-0085870, dated October 23, 2023, and recorded November 2, 2023, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 18th day of February, 2025.

Affiant

Notary Public My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 4405 Skyridge Dr., Nashville, TN 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 18th day of February, 2025.

Louis Margules, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis Margules, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of February, 2025.

Notary Public My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 February 18, 2025.

Date: 02/18/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on February 18, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

