Karen Johnson Davidson County
Batch# 1239671 DEEDQC
02/21/2025 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0013115

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 21 day of February, 2025. Notary Public My Commission Expires:

KELLIE E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
HL Family Land Trust 3603 Hampton Avenue Nashville, TN 37215	HL Family Land Trust 3603 Hampton Avenue Nashville, TN 37215	Map and Parcel No.: 117 09 0 148.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jim Jacobs ("Grantor"), does hereby quitclaim, transfer and convey unto the HL Family Land Trust under agreement dated June 13, 2019, as amended May 22, 2020 ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled The O.I.C. Wimbledon Road Townhouses, of record as Instrument No. 20210622-0084248, 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 Jim Jacobs by warranty deed dated January 4, 2022 from Beach River Capital, LLC, a Florida limited liability company, of record in Instrument No. 20220105-0001897, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Hilldale Drive, Nashville, Davidson County, Tennessee 37215.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of February, 2025.

GRANTOR:

Jim Jacobs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jim Jacobs, 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, at office, this 21 day of February, 2025.

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or th 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 an authenticated according to law on 2/21/25 (date of document).

Affiant Signature

2/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: July 7, 2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027