This Instrument Prepared By:
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Karen Johnson Davidson County
Batch # 1248159 DEEDQC
03/19/2025 02 01 19 PM 2 pgs
Fees $12 00 Taxes $0 00
20250319-0019888

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
China Doll Ventures, LLC c/o Lisa Brocco 296 Lake Terrace Drive Hendersonville, TN 37075	Same	053 09 0A 020.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **LISA BROCCO a/k/a LISA ANN BROCCO,** an unmarried woman, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **CHINA DOLL VENTURES, LLC,** a Tennessee limited liability company (the "Grantee"), all of Grantor's right, title and interest, if any, in and to that certain tract or parcel of land located in Davidson County, Tennessee and more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1446 on the plan of Neely's Bend Villas, of record in Book 5200, page 262, Register's office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to grantor, Lisa Brocco, by Deed dated November 12, 2019, from Terry Seals, Trustee of Irrevocable Trust of Montye C. Seals, recorded November 13, 2019, as instrument number 20191113-0116980, Register's Office of Davidson County, Tennessee.

THE PREPARER OF THIS DEED HAS NOT CONDUCTED A SEARCH OF THE TITLE OF THE PROPERTY DESCRIBED ABOVE, AND HE HAS USED A DESCRIPTION PROVIDED AND APPROVED BY THE GRANTOR. NO BOUNDARY LINE SURVEY HAS BEEN MADE AT THE TIME OF THIS CONVEYANCE.

This is improved property known as 1446 East Cedar Lane, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of March 2025.

GRANTOR:

Lisa Brocco

LISA BROCCO a/k/a LISA ANN BROCCO

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is None.

William R

AFFIANT

Subscribed and sworn to before me, this 14 day of March 2025.

Keith C. Dennen

NOTARY PUBLIC

My Commission Expires: 12-19-2028

Keith C. Dennen State of Tennessee Notary Public Sumner County

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA BROCCO a/k/a LISA ANN BROCCO**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of March 2025.

Keith C. Dennen

NOTARY PUBLIC

My Commission Expires: 12-19-2028

Keith C. Dennen State of Tennessee Notary Public Sumner County