Karen Johnson Davidson County
Batch# 1264966 DEEDQC
04/25/2025 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250425-0031879

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 24th day of April, 2025. Notary Public My Commission Expires: 7-7-2027

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

QUITCLAIM DEED

Address New Owner: L & S Development, LLC P.O. Box 90173 Nashville, TN 37209	Send Tax Bills To: New Owner P.O. Box 90173 Nashville, TN 37209	Tax Information: Map/Parcel: 09112004900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **L & S DEVELOPMENT, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **L & S DEVELOPMENT, LLC, a Tennessee limited liability company**, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 97 of Block "62" on the Map of No. 1 Plan, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by warranty deed dated January 10, 2022, from Prime One Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20220121-0008018, Register's Office for Davidson County, Tennessee.

This is improved property known as 800 45th Avenue North, Lot No. 97, Nashville, Tennessee, 37209.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2025.

L & S DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____, Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice-President of L & S Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of April, 2025.

_____
Notary Public

My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, George Mudter, 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 April 24, 2025 (date of document).

Affiant Signature

4-25-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

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