Karen Johnson Davidson County
Batch# 1265376 DEEDQC
04/28/2025 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250428-0032517

THIS INSTRUMENT PREPARED BY:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040

MAP.GROUP.PARCEL: 016-00-0-193.00

NEW OWNERS:
NLS CO., LLC
7183 Lama Terra Dr
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as above

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **JEFFREY LEARNED,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **NLS CO., LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** its successors and assigns forever, the property described as follows:

PROPERTY SITUATED IN DAVIDSON COUNTY, TENNESSEE.

LOT 12, RIDGEVIEW ESTATES, SECTION TWO, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 181, AMMENDED IN BOOK 7298 PAGE 110 AND BOOK 7689, PAGE 171, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT 12 FRONTS 120.00 FEET TO THE NORTHWESTERLY MARGIN OF LAMA TERRA DRIVE AND EXTENDS BACK 494.59 FEET ON THE SOUTHWESTERLY LINE AND 476.32 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 150.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY LEARNED BY DEED FROM RETHA R. CLOAR OF RECORD IN BOOK 20190613, PAGE 0056884, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property more commonly known as 7183 LAMA TERRA DRIVE, GOODLETTSVILLE, TN 37072.

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

Jeffrey Learned

JEFFREY LEARNED

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, **JEFFREY LEARNED**, the bargainer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee, this the 28th day of April, 20 25.

Notary Public
My Commission Expires: 08/16/2028

Notarized remotely using audio-video communication technology via Proof.

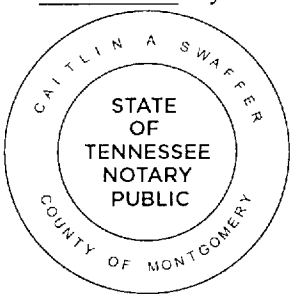
STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration for this transfer is none.

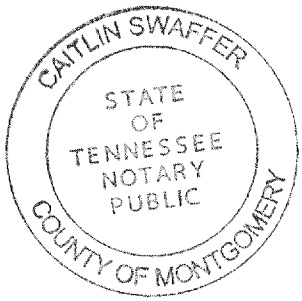
AFFIANT

Sworn to and subscribed before me, this 28 day of April, 20 25.

Notary Public
My Commission Expires: 8/16/28



Online Notary Public
My Commission Expires
August 16, 2028



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Taylor Rougemont, 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 4/28/2025 (date of document).

Affiant Signature

4/28/ 2025

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 28 day of April, 2025.

Notary Signature

My Commission Expires: 9/15/27

Notary Seal

