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# 1284354 DEEDQC
06/13/2025 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0046266

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Riverside Drive, LLC P.O. Box 60865 Nashville, TN 37206	Same	072 07 0 294.00

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, Dog Park Investments, LLC, a Tennessee limited liability company, ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Riverside Drive, LLC, a Tennessee limited liability company, its successors and assigns. The real estate is described as follows:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 23 of the Waters Place on Maxey Lane Subdivision as shown by a map of record in Book 332 at pages 136-137 in the Davidson County, Tennessee Register of Deeds office.

Being the same property conveyed to Dog Park Investments, LLC, a Tennessee limited liability company, by Louis Dhondt, Jr. and Teresa Dhondt by Quitclaim Deed of record in Instrument No. 20061109-0139387, 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 12th day of June, 2025.

Affiant

Notary Public My Commission Expires:



This is improved property known as 0 Riverside Dr., Nashville, TN 37216.

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 12th day of June, 2025.

Grantor:

Dog Park Investments, LLC
A Tennessee limited liability company

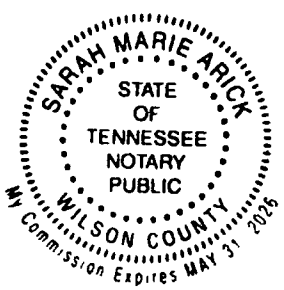
By:
Daniel Z. Heller, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Z. Heller as Authorized Agent for Dog Park Investments, LLC, a Tennessee limited liability company, the within named 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 in such capacity for the purposes therein contained.

WITNESS my hand and seal, at office, this 12th day of June, 2025.

Notary Public My Commission Expires:



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 June 12, 2025.

Date: 06/12/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on June 12, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027