Karen Johnson Davidson County
Batch# 1284972 DEEDQC
06/16/2025 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0047118

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

Andrew Suzore State of Tennessee Notary Public Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF, May 2025.

Notary Public

MY COMMISSION EXPIRES: May 8, 2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Craiova, LLC	**Same as New Owner**	
124 S 17th NASHVILLE, TN 37206	(NAME)	**094-01-0-133.00**
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Michael Thomas Jennings, unmarried man,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Craiova LLC, a Tennessee limited liability company,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Subdivision of Lot No. 3, N.H. Hobson's Subdivision, of record in Book 421, page 78, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the southerly side of Dew Street, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael Thomas Jennings, unmarried man by Warranty Deed from Craiova LLC, a Tennessee Limited Liability Company dated June 30, 2023 and filed for record on July 03, 2023 as Instrument #20230703-0050766, Register of Deeds Office for Davidson County Tennessee.

This being improved property more commonly known as 1104 Dew Street, Nashville, TN 37206.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 29th **day of** May **, 2025.**

MICHAEL THOMAS JENNINGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael Thomas Jennings, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2025.

Notary Signature

My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Andrew Suzore, 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 May 29, 2025.

Date

Affiant Signature

June 16, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027