Karen Johnson
Batch # 1291673
06/30/2025 10 30 17 AM
Fees $12 00 Taxes $0 00
Davidson Coun
DEEDC
2 pg
20250630-0051225

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**800 Crescent Centre Drive, Suite 140**
**Franklin, TN 37067**

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2025.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| TA.TL.TN Property Management and Investing LLC<br>1027A Cheatham Place<br>Nashville, TN 37208 | New Owner | 071 12 0F 004.00 |

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, **Aaron Thomas and Teri Thomas, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **TA.TL.TN Property Management and Investing LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantee") its successors and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Unit 3 together with common areas, as established by Declaration of Protective Covenants, Conditions, and Restrictions for 805 CHEROKEE AVENUE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (Horizontal Property Regime with Private Elements) of record in Instrument No. 20191018-0107119, as amended in Instrument No. 20220629-0075048, Instrument No. 20220824-0095427, and Instrument No. 20220914-0102613, Assignment of Developer's Rights recorded in Instrument No. 20201005-0115146, Register's Office for Davidson County, Tennessee, and being shown on Exhibit B attached to the Amendment in Instrument No. 20220629-0075048, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Aaron Thomas and Teri Thomas, husband and wife, by Warranty Deed from Ying Liu, unmarried, of record in Instrument No. 20250512-0036971 in the Register's Office of Davidson County, Tennessee, dated May 9, 2025 and recorded on May 12, 2025.

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, this instrument effective as of this 27th day of June 2025.

Aaron Thomas

Teri Thomas

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Aaron Thomas and Teri Thomas, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of May, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025