Karen Johnson Davidson County
Batch # 1297543 DEEDQC
07/14/2025 02:06:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250714-0055343

PREPARED BY (AND RETURN TO):
IVEY TITLE, LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
Dav. Co. Box 8
File: 58593

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Madeleine Y. Fouts 134 51st Avenue North Nashville, TN 37209	Madeleine Y. Fouts 134 51st Avenue North Nashville, TN 37209

TAX MAP-PARCEL NUMBERS: 09115030400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **CF Investments, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Madeleine Y. Fouts**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all its right title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 710, of Block 33, on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

Beginning on the Southerly margin of Dakota, formerly 4th Avenue at a point 60 feet East of the Easterly margin of 49th Avenue North, formerly 8th Street, being the corner of Lot Nos. 710 and 712; thence with the line between said two lots, Southwardly 150 feet to the Northerly margin of an alley, thence with said alley Eastwardly 48 feet to a point 2 feet West of the corner of Lot Nos. 708 and 710; thence Northwardly and parallel with the line between said two lots 26 feet; thence Eastwardly and parallel with the Northerly margin of said alley 2 feet to the line between Lot Nos 708 and 710; thence with said line, Northwardly 124 feet to the Southerly margin of Dakota Avenue thence with said Avenue, Westwardly 50 feet to the beginning.

Being the same property conveyed to CF Investments LLC, a Tennessee limited liability company, by Warranty Deed from Jeanne Mosely, married, dated September 30, 2016, of record in Inst. No. 20161004-0104426, Register's Office for Davidson County, Tennessee. The undersigned Madeleine Y. Fouts and Timothy B. Fouts are owners of one hundred percent (100%) of the membership and financial interests of the limited liability company. The limited liability company is member managed.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 4809 Dakota Avenue, Nashville, TN 37209

WITNESS THE EXECUTION HEREOF on the dates set forth in each notary acknowledgment.

CF INVESTMENTS LLC
A Tennessee limited liability company

By: Madeleine Y. Fouts
Madeleine Y. Fouts, Member

By: Timothy B. Fouts
Timothy B. Fouts, Member

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Madeleine Y. Fouts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified Member of **CF Investments LLC**, the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such member for the purposes therein contained, by signing in the name of the limited liability company as member.

Witness my hand and official seal on July 14, 2025.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

My Commission Expires:

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared **Timothy B. Fouts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified Member of **CF Investments LLC**, the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such member for the purposes therein contained, by signing in the name of the limited liability company as member.

Witness my hand and official seal on July 14, 2025.

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on this 14th day of July, 2025.

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026