Karen Johnson Davidson County
Batch# 1300993 DEEDQC
07/23/2025 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250723-0058280

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24538-AP

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 23 day of July, 2025.

Notary Public
My Commission Expires: 3-21-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandelier Development Inc. 4840 Centennial Blvd, Suite 203 Nashville, TN 37209	New Owner	130-15-19.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Mark A. Larimore and Nancy Sherilyn Fain Larimore, husband and wife** ("Grantor") do/does hereby quitclaim and convey unto **Chandelier Development Inc., a Tennessee corporation** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 5, Section No. One, Harpeth Valley Estates, according to survey and plat of same appearing of record in Book 1835, page 86, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark A. Larimore and Nancy Sherilyn Fain Larimore, Husband and Wife, by Warranty Deed from John G. Palmer and wife, Christine C. Palmer, dated March 31, 2022, recorded April 4, 2022, of record in Instrument No.20220404-0038863, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2811 Tyne Boulevard, Nashville, TN 37215**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2025.

GRANTOR:

Mark A. Larimore

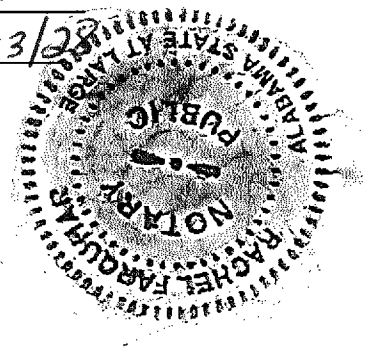
Nancy Sherilyn Fain Larimore

STATE OF ALABAMA
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark A. Larimore and Nancy Sherilyn Fain Larimore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of July, 2025.

Rachel Farquhar
Notary Public
My Commission expires: 1/13/28



I, Kirsten Virden, 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 7/17/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/17/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

