THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

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 28th day of July, 2025.

Notary Public
My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1302990 DEEDQC
07/28/2025 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250728-0059471

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Hills Watch Place, LLC **123 Cherokee Place** **Nashville, Tennessee 37211**	**Hills Watch Place, LLC** **123 Cherokee Place** **Nashville, Tennessee 37211**	**148-07-0-119.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Garrett W. Causey, an unmarried man** ("Grantor"), by these presents does hereby Quitclaim and convey unto **Hills Watch Place, LLC, a Tennessee limited liability company** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

BEING Lot No. 1010 on the Plan of Cherokee Hills, Section Eight, of record in Book 4300, Page 106, Register's Office for Davidson County, Tennessee (being a resubdivision of Lot No. 857-A and Reserve Parcels "B" and "D" Cherokee Hills, Section Eight, of record in Book 3700, Page 154, said Register's Office) to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Garrett W. Causey, an unmarried man, by Warranty Deed from Addison Souvannarath, an unmarried man (erroneously referenced as an unmarried woman on prior deed of record) of record at Instrument number 20180314-0024050, in the Register's Office for Davidson County, Tennessee, dated March 12, 2018.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **123 Cherokee Place, Nashville, Tennessee 37211.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 28 day of July, 2025.

GRANTOR:

Garrett W. Causey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of July, 2025, before me personally appeared Garrett W. Causey to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 28th day of July, 2025.

Notary Public
My commission expires: 05/23/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Lynn Roberts, 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 July 28, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 28th day of July, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2025.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY