Karen Johnson Davidson County
Batch# 1303020 DEEDQC
07/28/2025 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250728-0059497

This Instrument Prepared By:

Jennifer Dunlap Stacey Attorney
554 Franklin Road, Suite 103
Franklin, Tennessee 37069

Name and Address of New Owner:

LH Partners, LLC
225 Williamsburg Circle
Brentwood, TN 37027

Send Tax Bills to:

New Owner

Map-Parcel: 71.02 51.00

QUITCLAIM DEED

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LITTLE HURRICANE, GP, a Tennessee General Partnership, hereinafter called the Grantor, hereby conveys and quitclaims unto LH PARTNERS, LLC, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, all of its right, title and interest, in and to that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 21, on the Plan of E.C. Scruggs, First Avondale Plan, of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Leland D. Watts, married, to William D. Baugher, Jr., married, recorded December 12, 2013, as Instrument No. 20131212-0125841 in Davidson County, Tennessee Register of Deeds and the same property conveyed by Quit Claim Deed from William L. Baugher, Jr., married to Little Hurricane, GP, a Tennessee general partnership, recorded May 26, 2023, as Instrument No. 20230526-0039829 in Davidson County, Tennessee.

This is improved property known as 1222 Avondale Court, Nashville, Tennessee 37207.

WITNESS my hand on this 25 day of July, 2025.

LITTLE HURRICANE, GP, a Tennessee general partnership

By: _____
William L. Baugher, Jr., Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared William L. Baugher, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Agent of Little Hurricane, GP, the within named bargainor, a general partnership, and that he as such Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as Agent.

Witness my hand and seal at office in Franklin, Tennessee this 25 day of July, 2025.

Notary Public

My Commission Expires: 10-11-25

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me on this 25 day of July, 2025.

Notary Public

My Commission Expires: 10-11-25

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on July 25, 2025.

Affiant

DATE: July 28, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Notary Public

My commission expires: 10/22/2025

