QUITCLAIM DEED

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 25 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES 5/16/29

(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

LL-KW-25-2520

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Wolfe Real Estate LLC, a Tennessee Limited Liability Company	**Same as New Owner**	
(NAME)	(NAME)	**119-07-0-125 00**
605 Press Place, #111		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WOLFE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WOLFE REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Resubdivision of Lot 4, 5 and 6, Glenrose Acres of record in Plat Book 5190, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Wolfe Investments, LLC by Warranty Deed from Erin Dias, Trustee of the 2520 Glenrose Avenue Trust of record in Instrument No 20250506-0035420 Register's Office for Davidson County, Tennessee, dated May 01, 2025 and recorded on May 06, 2025

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **2520 Glenrose Avenue, Nashville, Tennessee 37210**

Karen Johnson
Batch # 1304085
07/31/2025 11 04 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250731-0060581

Witness my/our hand(s) this the 28 day of July, 2025

Wolfe Investments LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WOLFE INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

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

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Avenue S
Nashville, TN 37212

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