Prepared by
Record and Return To
Bradman and Rosenthal Title, Inc
[illegible], Suite 100
[illegible]

QUITCLAIM DEED

RECORD AND RETURN TO.
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LNET-32202-25

Karen Johnson
Batch # 1306074
08/05/2025 10 31 58 AM
Fees $12 00 Taxes $0 00

20250805-0062023

Davidson County
DEEDQC
2 pgs

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of JULY, 2025

NOTARY PUBLIC

My commission expires 9/19/28

THIS INSTRUMENT PREPARED BY
[illegible] Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Thomson 2201 NORTH BERRYS CHAPEL RD FRANKLIN, TN 37069	Same as Address of New Owner	156-09-0-021.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **WILDWOOD RECORDING STUDIO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **STEVEN THOMSON** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 4 on the Plan of Section Two Revised, Templegate, of record in Book 6900, Page 102, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wildwood Recording Studio, LLC, from Steve Thomson, an unmarried person, by Quitclaim Deed dated March 7, 2024, and recorded March 11, 2024, in Instrument Number 20240311-0016821, said Register's Office.

Being the same property conveyed to Steve Thomson from Anchored Capital, LLC., a Tennessee Limited Liability Company, by Warranty Deed dated December 16, 2022, and recorded December 19, 2022, in Instrument Number 20221219-0130642, said Register's Office

Wildwood Recording Studio, LLC, has since been administratively dissolved with the Tennessee Secretary of State. The company is not continuing/conducting business and is currently in the stage of winding up its business affairs. This conveyance is part of the process.

This improved property is also known as: 5712 Templegate Drive, Nashville, TN 37221.

WITNESS MY HAND, this 22ND day of JULY, 2025.

Grantor

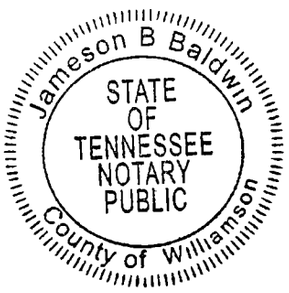
Wildwood Recording Studio, LLC, a Tennessee Limited Liability Company

By: _____
Steve Thomson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Steve Thomson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Wildwood Recording Studio, LLC, within named bargainor and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Sole Member.

WITNESS my hand and seal, this 22ND day of JULY, 2025.



_____
Notary Public

JAMESON B BALDWIN
Printed Notary Name

My commission expires: 9/19/28