This Instrument Was Prepared:
Todd A. Bricker, Esq.
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1314080 DEEDQC
08/25/2025 03:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250825-0067960

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Donald Loftis P. O. Box 92487 Nashville, TN 37209	New Owner 3106 Marshall Springs Spring Hill, TN 37174	091-10-042

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **114 PROPERTY, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **DONALD LOFTIS** all of its right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property known as 5800 Leslie Avenue, Nashville, TN 37209.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2025.

114 PROPERTY, LLC,
a Tennessee limited liability company

By: _____
Name: Donald Loftis
Printed: Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Donald Loftis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of 114 Property, LLC, a limited liability company, the within named bargainer, and that he as such Manager, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such Manager.

Witness my hand, at office, this 25th day of August, 2025.

Notary Public
My Commission Expires: 5/8/29

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 8, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this
25TH day of August, 2025.

Notary Public
My Commission Expires: 8/15/2026



EXHIBIT A

PROPERTY DESCRIPTION

Being Lot No. 44 and the easterly 34 feet of Lot No. 45, on the Plan of the Subdivision of Lots Nos. 39 and 40 in the Division of the B.F. Cockrill Farm, as of record in Book 332, page 4 I, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 and the easterly 34 feet of Lot No. 45 together front 66 feet on the northerly side of Leslie Avenue and extend back with the westerly line of Snyder Avenue 150 feet to an alley, on which they measure 66 feet.

Being the same property conveyed to 114 Property, LLC by deed from Howard Garner of record in Instrument No. 20190829-0087363, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 25, 2025 (date of document).

Affiant Signature

08/25/2025

Date

State of Tennessee

County of Davidson

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

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

