Karen Johnson Davidson County
Batch# 1318210 DEEDQC
09/04/2025 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250904-0070806

# 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 26 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

JTG-QCD-718

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Multiple Streams Investments, LLC, a Utah limited liability company** | **New Owner** | |
| (NAME) **P.O. Box 1802,** | (NAME) | **093-04-0-031.00** |
| (ADDRESS) **Salt Lake City, UT 84110** | (ADDRESS) | |
| (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, **SEAN BRIAN DEAN HOSMAN, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MULTIPLE STREAMS INVESTMENTS, LLC, A UTAH 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. 214, on the Plan of Williams Addition to Edgefield of record in Plat Book 21, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the Southerly side of Shelby Avenue and runs back between parallel lines, along the West margin of 8th Street, 175 feet to an alley in the rear.

Being the same property conveyed to Sean Brian Dean Hosman, unmarried by Warranty Deed as of record in Instrument No. 20240418-0027929, Register's Office for Davidson County, Tennessee.

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: **718 Shelby Ave., Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 20th day of August, 2025.

Sean Brian Dean Hosman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN BRIAN DEAN HOSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2025.

Notary Public
My Commission Expires: 5/8/29
(SEAL)

KATHERINE VINCENT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 8, 2029
COUNTY OF DAVIDSON

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Sydney Greiner, 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 8/26/25 (date of document).

Sydney Greiner

Affiant Signature

Date 9/4/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of September, 2025.

Regina Blatt

Notary's Signature

REGINA BLATT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

MY COMMISSION EXPIRES: _____