FROM: JAMES ALBERT LOVELL

TO: TIGERLOVE PROPERTIES - NASHVILLE LLC, A GEORGIA LIMITED LIABILITY COMPANY, DULY REGISTERED TO DO BUSINESS IN THE STATE OF TN

Karen Johnson
Batch # 1321034
09/11/2025 12.09 25 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250911-0072704

QUITCLAIM DEED

ADDRESS NEW OWNER:

Attention: James A. Lovell
TigerLove Properties - Nashville LLC
PO Box 72731
Newnan, GA 30271

SEND TAX BILLS TO:

Same

MAP-PARCEL NUMBERS

Map: 102-07-0A
Parcel: 093.00

This instrument prepared by:

David C. Risner
Attorney at Law
P.O. Box 594
Kingston Springs, TN 37082

Prepared upon information furnished by the parties and without benefit of formal title examination or title insurance, with no formal closing or tax advice given. Legal description is taken from the previous deed of record.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value for this transaction, whichever is greater, is $0.00.

Affiant

Sworn to and subscribed before me this 8th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 5/22/2029

DAVID C. RISNER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

For and in consideration of One Dollar ($1.00) cash in hand paid, or other good and valuable consideration, I, **James Albert Lovell**, as Grantor, do hereby quitclaim unto **TigerLove Properties -Nashville LLC, a Georgia Limited Liability Company, duly registered to do business in the State of TN,** as Grantee, all of my right, title and interest in the following tract of land situated in Davidson County, Tennessee, being more fully described as follows, to wit:

Apartment F-5, of West Meade Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, or record in Book 5923, Page 704, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is made to the plat of West Meade Condominiums of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed unto James Albert Lovell by deed from James A. Lovell, acting in his capacity as Executor of the Estate of Wendolyn Michelle Baker, formerly known as Willie Mae Baker, of record in Instrument No. 20161207-0128358, Register's Office for Davidson County, Tennessee.

The legal description above is taken from the previous deed of record. This conveyance is subject to any and all restrictions, covenants, conditions, master deed, easement(s) and all other applicable matters of record in the Register's Office for Davidson County, Tennessee.

This improved property is NOT the principal place of residence of the Grantor.

Property taxes are not currently due and payable for tax year 2025, but are to be paid by the Grantee in full when they become due and payable.

This conveyance is improved property commonly known as 6680 Charlotte Pike, Unit F-5, West Meade Condominiums, now known as Avenue West, Nashville, TN 37209.

Witness my hand on this the 8th day of September, 2025.

JAMES ALBERT LOVELL

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, the within named James Albert Lovell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Kingston Springs, Tennessee this 8th day of September, 2025.

NOTARY PUBLIC

My commission expires: 5/22/2029

DAVID C RISNER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY