Karen Johnson Davidson County
Batch# 1322755 DEEDQC
09/16/2025 09:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250916-0073737

This Instrument Prepared By:
SPENCER FANE LLP (APP)
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
Brittany Cole 5543 Edmondson Pike, Suite 225 Nashville, Tennessee 37211	New Owner	162-05-0-163.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SONETTE PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **BRITTANY COLE,** a single woman (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 5425 Country Drive, Nashville, Davidson County, Tennessee 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO SELL, TRANSFER, AND CONVEY THE SUBJECT PROPERTY IN THE WINDING UP OF THE LLC PURSUANT TO TCA § 48-245-501, AND ANY OTHER SIMILAR STATUTE; BRITTANY COLE HEREBY JOINS IN THE CONVEYANCE IN HER INDIVIDUAL CAPACITY TO RELINQUISH ANY AND ALL RIGHTS SHE MAY HAVE AS SOLE MEMBER OF THE LLC BY VIRTUE OF TCA § 48-236-103 AND § 48-245-1101.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 11 day of September, 2025.

GRANTOR:

SONETTE PROPERTIES, LLC

By: Brittany Cole
Brittany Cole, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Brittany Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Sonette Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that she, as such Member, executed the foregoing instrument for the purposes therein contained in her capacity as a Member of the company.

WITNESS my hand and seal, at office in Nashville, Tennessee this 11TH day of September, 2025.

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

Notary Public

My Commission Expires: 5/3/2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry
AFFIANT

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

Subscribed and sworn to before me, this 15 day of September, 2025.

Catherine Clearwater
NOTARY PUBLIC

My Commission Expires: 1/22/29

EXHIBIT A

Legal Description

Map/ Parcel ID # 162-05-0-163.00

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hickory Valley Subdivision, Section 2, as of record in Book 4175, page 158, Register's Office for said County, to which said Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sonette Properties, LLC, by deed, of record, in Instrument No. 20220830-0097935, Register's Office for Davidson County, Tennessee.

This is improved property known as 5425 Country Drive, Nashville, Davidson County, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 September 11, 2025 (date of document).

Affiant Signature

9/15/2025
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 15 day of September, 2025.

Notary's Signature

My Commission Expires: 1/22/29.

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029