Karen Johnson
Batch # 1327808
09/29/2025 10 47 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250929-0077264

THIS INSTRUMENT PREPARED BY
Amber James, Attorney
414 Vine Street
Chattanooga, TN 37403

Owner	Send Tax Bills To	Map Parcel No.
Greenside Property Holdings LLC **2708 Greenside Place** **Nashville, TN 37206**	**Same as Owner**	**083-04-0A-003.00-CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) CASH, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WE, LAURA GRACE AND HUSBAND, STEPHEN GRACE, Grantors,** do hereby release, remise and quitclaim unto **GREENSIDE PROPERTY HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, Grantee**, its successors and assigns, all right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of First Amendment Greenside Park, a Major Subdivision of record in Plat at Instrument No. 20120507-0039371 and revising Instrument No. 20120418-0033109, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed recorded in Instrument Number 20240925-0074228, in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH all rights appurtenant to said property to Grantee.

This property is conveyed subject to taxes, restrictions, and encumbrances of record as may affect the same.

No title examination has been made by the preparer, Amber James, Attorney (and/or First Choice Title, Inc.) and Attorney and/or First Choice Title, Inc. shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that Attorney (and/or First Choice Title, Inc.) has prepared this instrument upon information furnished, examined and proofread by the parties. The parties are advised to take this Instrument to the Register's Office of Davidson County, Tennessee, as soon as possible after receipt to be recorded. Failure to do so may adversely affect your title. The parties have also been advised to carefully proofread the document and if any errors are found after the recording of the document, the parties will pay for the preparation and filing of any corrections.

IN WITNESS WHEREOF, Grantor has executed this deed on the 26 day of September, 2025.

Laura Grace
LAURA GRACE

STEPHEN GRACE

STATE OF TENNESSEE
COUNTY OF Hamilton

On this the 26th day of September, 2025, a Notary Public in and for said County and State personally appeared **LAURA GRACE** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of herself and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal.

Marlene M. Bomar
Notary Public

My commission expires: 2/10/26

MARLENE M BOMAR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HAMILTON

STATE OF TENNESSEE
COUNTY OF Hamilton

On this the 26th day of September, 2025, a Notary Public in and for said County and State personally appeared **STEPHEN GRACE** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of himself and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Jessica Davis
Notary Public

My commission expires: 7/15/28

JESSICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES JULY 15 2028

STATE OF TENNESSEE
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Laura Grace
Grantee/Affiant

Subscribed and sworn to before me this the 26th day of September, 2025.

Marlene M. Bomar
Notary Public

My commission expires: 2/10/26

MARLENE M BOMAR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HAMILTON