Karen Johnson
Batch # 1327871
09/29/2025 01 06 29 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250929-0077342

File No

QUITCLAIM DEED

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of September, 2025

Notary Public

MY COMMISSION EXPIRES February 21, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way, Brentwood TN 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	**MAP – 114**
Integrity Real Estate LLC	Same as New Owner	**GROUP – 00 0**
		PARCEL – 151.00
(NAME)	(NAME)	
445 Highway 46 South		
Suite 29 #209		
Dickson, TN 37055	(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

New Growth Properties, LLC, a Limited Liability Company,

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD, UNTO

Integrity Real Estate LLC,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northwesterly part of Lot No. 1 on the Map of John D. Brown's Subdivision of 40.17 acres, more or less, described according to a survey made by James A Hamilton, Jr., Surveyor, July 15, 1950, as follows:

Beginning in the center of Old Hickory Boulevard, 150 feet north of the northeast corner of the property conveyed to D W. Caddis and wife by deed from Alfred O'Brien and wife, of record in Book 1631, page 105, Register's Office for said County; thence with the center of said Boulevard, North 7 deg. 55' west 170 feet to the intersection of the center line of said Old Hickory Boulevard and Charlotte Pike; thence with the center of the Charlotte Pike, North 46 deg. 35' East 123 42 feet to a point 90.58 feet southwesterly from the northwest of Lot No 2; thence South 17 deg 53' East 247 13 feet to a point 150 feet north of said D.W Gaddis' northern boundary line' thence South 83 deg. 02' West 143 feet to the beginning

INCLUDED in the above-described property but expressly EXCLUDED THEREFROM is that portion having been conveyed to the State of Tennessee by deed of record in Book 7903, page 79, Register's Office for Davidson County, Tennessee, to which reference is made for a complete legal description.

Being the same property conveyed to Integrity Real Estate LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from the 668 Old Hickory Boulevard Trust, Belle Meade Title & Escrow, Trustee, dated July 2, 2013 and filed of record July 17, 2013 as Instrument No. 20130717-0073791, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Eric Sox, dated July 18, 2013 and filed of record October 22, 2014 as Instrument No 20141022-0097307, said Register's Office And further conveyed by Quitclaim Deed to New Growth Properties, LLC, a Tennessee Limited Liability Company, dated November 3, 2014, and filed of record November 3, 2014 as Instrument No 20141103-0101402, said Register's Office

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 668 Old Hickory Boulevard, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 25 day of September, 2025

New Growth Properties LLC

E Sox

Eric Sox, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox**, 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 **Authorized Member of New Growth Properties, LLC, a Tennessee limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Commission expires: February 21, 2027

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.