Karen Johnson Davidson County
Batch# 1333241 DEEDQC
10/10/2025 03:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251010-0081303

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Barlow Capital, LLC **3020 Stansberry Lane, Ste 101** **Franklin, TN 37069**	**NEW OWNER**	**105-11-1O-047.00-CO**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Southgate Commons, LLC, a Tennessee Limited Liability Company** (hereinafter called the **"Grantor")**, hereby quitclaim and convey all of **its** right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee described as follows, unto **Barlow Capital, LLC, a Tennessee Limited Liability Company**, (hereinafter called the **"Grantee")**, **its** heirs, successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being Unit No. 47, on the Plan of Southgate Commons Condominiums, a Condominium Development, established by Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200427-0043800, in the Register's Office for Davidson, Tennessee. Said Unit being shown on Site Plan/Plat Exhibits attached as Exhibit D to the Amendment to the Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200513-0049627, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty deed from Donnell W. Howse of record in Instrument No. 20191028-0110249 Register's Office for

Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company of record in Instrument No. 20191028-0110250 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

Being a portion of the same property conveyed to Douglas R. Hale, Trustee by Quitclaim Deed from Southgate Commons, L.L.C., a Tennessee limited liability company of record in Instrument No. 20200527-0054283, Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 27, 2020 and within the same deed the said Douglas R. Hale, Trustee conveyed his interest in the subject property to Southgate Commons, L.L.C., a Tennessee limited liability company

This property is known as **542 Southgate Avenue, Unit 226, Nashville, TN 37203**.

WITNESS, the hand of the undersigned this 7TH **day of October, 2025.**

Southgate Commons, LLC, a Tennessee Limited Liability Company

By: _____
Anthony Ewing, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Anthony Ewing, President of Southgate Commons, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Southgate Commons, LLC, the within named bargainor, a Limited Liability Company, and that such Anthony Ewing, President of Southgate Commons, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand, at office, this 7TH **day of October, 2025.**

My commission expires: 7-6-2026 _____
Notary Public

ANGELA D JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ~~Ten and~~ NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 7th day of October, 2025.

My commission expires: 7.6.2026

Notary Public

ANGELA D JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/7/25.

Date

Affiant Signature

10/10/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of October, 25.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires