QUITCLAIM DEED

Karen Johnson
Batch # 1336295
10/21/2025 11 00 16 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251021-0083724

LB-JP-25-4 100-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-2025
(AFFIX SEAL)

COUNTY OF CHEATHAM
LOGAN BELL
NOTARY PUBLIC
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Caden Investments LLC and Modera LLC, A Tennessee Limited Liability Company	Same as NEW OWNER	
(NAME) **5115 Maryland Way,**	(NAME)	**059-05-0-197 00**
(ADDRESS) **Brentwood, TN 37027**	(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 consideration, the receipt of which is hereby acknowledged, **CADEN INVESTMENTS LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CADEN INVESTMENTS LLC AND MODERA LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot 202, as shown on the map entitled Buena Vista Estates, Section 5 of record in Plat Book 4460, page(s) 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Jackie Esmond and Jeffrey Bryant, Joint Tennents by Quitclaim Deed from Jackie Esmond of record in Instrument No 20220921-0104840 Register's Office for Davidson County, Tennessee, dated September 09, 2022 and recorded on September 21, 2022
Subject property is not now, nor, has it ever been the primary residence of the Grantor(s) and/or the Grantor's spouse

Being the same property conveyed to Caden Investments LLC, A Massachusetts Limited Liability Company from Jackie Esmond, Single and Jeffrey Bryant, Married by Warranty Deed of Record in Instrument No. 20251021-0083711, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **4166 Farmview Drive, Nashville, Tennessee 37218**

Witness my/our hand(s) this the 16th day of October, 20 25

Caden Investments LLC, A Massachusetts Limited Liability Company

By Caden Holdings LLC, A Wyoming Limited Liability Company
Its Sole Member

BY _____
Yolanda Novoa
Authorized Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YOLANDA NOVOA, AUTHORIZED MEMBER of CADEN HOLDINGS LLC, a Wyoming limited liability company, the SOLE MEMBER of CADEN INVESTMENTS LLC, a Massachusetts limited liability company, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED MEMBER of CADEN HOLDINGS LLC, a Wyoming limited liability company, the SOLE MEMBER of CADEN INVESTMENTS LLC, a Massachusetts limited liability company, the within named bargainor, and that he/she as such AUTHORIZED MEMBER of CADEN HOLDINGS LLC, a Wyoming limited liability company, the SOLE MEMBER of CADEN INVESTMENTS LLC, a Massachusetts limited liability company, executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 16th of October, 2025

_____
Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title & Escrow LLC
2012 21st Avenue S
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Logan Bell, 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 10/14/25 (date of document)

Affiant Signature

Date 10/14/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2025.

Notary Signature

MY COMMISSION EXPIRES: 5/14/29

