This Instrument Prepared By and Returned To
D Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1354515 DEEDQC
12/05/2025 10 10 17 AM 2 pgs
Fees $12 00 Taxes $0 00
20251205-0096771

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
L and L Ventures, LLC 1357 Tilton Drive Franklin, TN 37067	Same	091122D90000CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, unto **709 40TH AVENUE NORTH TOWNHOMES, A TENNESSEE NON-PROFIT CORPORATION**, do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **L AND L VENUTRES, LLC** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows

Being Lot No. 10 in the Subdivision of part of Lot No. 14 of Clifton Plan of Lots adjacent to the City of Nashville, not of record.

Said Lot No. 10 fronts 50 feet on the Westerly margin of 40th Avenue North and extends between parallel lines a distance of 230 feet to an alley in the rear.

LESS AND EXCEPT

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of 709 40th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230511-0035319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to L and L Ventures, LLC, by deed from Murphy Road Partners, LLC, of record in Instrument No. 20230810-0061987, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises The purpose of this quitclaim deed is to convey and transfer all common areas and open space, including all limited common elements, related to the above described horizontal property regime ("HPR"), to the incorporated townhouse corporation which serves as the "Association" under the Declaration establishing the HPR Nothing herein shall terminate or diminish each unit owner's rights to the use and enjoyment of the common areas and/or limited common areas which serve their respective units

This is unimproved property known as 709 C 40th Avenue North, Nashville, TN 37209

Witness my hand this 25 day of November, 2025

L AND L VENTURES, LLC

BY _____

MARK LUCIA, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Mark Lucia, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Sole Member of L and L Ventrues, LLC, the within named bargainor, a limited liability company, and that he as Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 25 day of November, 2025

Commission expires.

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Expires
May 28 2029
COUNTY OF WILLIAMSON

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

_____
Affiant

Subscribed and sworn to before me, this the 25 day of November, 2025.

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Expires
May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires _____