Karen Johnson Davidson County
Batch# 1370849 DEEDQC
01/16/2026 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260116-0004040

QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QCD – G-MOM-25-1203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Waterfield Donelson	**Same as New Owner**	**083-13-0-122.00**
(NAME)	(NAME)	
1203 Lillian St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LSP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

PATRICK WATERFIELD DONELSON ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 100 FEET OF LOT NO. 98 ON THE MAP OF EAST EDGEFIELD PLAN OF RECORD IN PLAT BOOK 21, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID PART OF SAID LOT 98 FRONTS 50 FEET ON THE NORTHERLY SIDE OF LILLIAN STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 100 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO LSP, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM GROUNDLY HOME LESSOR LLC, A DELAWARE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20251003-0079176 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 01, 2025 AND RECORDED ON OCTOBER 03, 2025.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **1203 Lillian Street, Nashville, TN 37206.**

Witness our hands this the 16 day of January, 2026.

LSP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BRENDAN DONELSON, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENDAN DONELSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Member of **LSP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of January, 2026.

Notary Public

My Commission Expires: 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DAVID ENGSTROM, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID ENGSTROM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Member of **LSP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of January, 2026.

Notary Public

My Commission Expires: 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, John Gleaves, 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 January 16, 2026 (date of document).

Affiant Signature

Date: January 16, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-2027

