Karen Johnson Davidson County
Batch# 1415270 DEEDQC
05/04/2026 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260504-0039530

Recordation Requested By/Return to:
STEWART TITLE COMPANY
500 N. BROADWAY, STE 900
ST LOUIS, MO 63102
File No. KVFREF26969446

This Instrument Prepared By:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
FLIP AND FIND LLC	FLIP AND FIND LLC	082 08 0 188.00
1091 BALES STREET GALLATIN, TN 37066	1091 BALES STREET GALLATIN, TN 37066	

Executed this 27 day of April 2026

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN 00/100 DOLLARS ($10.00), IN HAND PAID TO **Samantha Lauren Hess, a single person,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **FLIP AND FIND LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows

Being Lot 195 of Block 2 as shown on the map entitled Blocks 1 and 2 of F O Beazley's McFerrin Addition to Easement Nashville, of record in Plat Book 57, page 136, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Samantha Lauren Hess by SPECIAL WARRANTY DEED from Music City Holdings, LLC, a Texas limited liability company, dated April 29, 2025, recorded on May 5, 2025 as Instrument 20250505-0034750.

Property known as, 720 MYRTLE STREET, NASHVILLE, TN 37206
APN: 082 08 0 188.00

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 hand this 27 day of April, 2026

Samantha Lauren Hess

STATE OF Tennessee

COUNTY OF Davidson

Before me, J. Warren Evans of the state and county mentioned, personally appeared **Samantha Lauren Hess** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: J. Warren Evans
My Commission Expires: May 8, 2028

My Commission Expires
May 8, 2028

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 27 day of April, 2026.

Notary Public
My commission expires: May 8, 2028 (seal)

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Tennessee Certification of Electronic Document

I, Lisa M. Smith, 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 4-27-2026 (date of document).

Lisa M Smith
Affiant Signature

May 1, 2026
Date

State of Missouri
County of St. Louis City

Sworn to and subscribed before me this 1 day of May, 2026.

Molly J Wolfe
Notary's Signature

MY COMMISSION EXPIRES: Jan 5, 2030

NOTARY'S SEAL

MOLLY J WOLFE
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Jan. 05, 2030
Commission #26211716