Karen Johnson
Batch # 1449084
07/20/2026 10:27:04 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260720-0065209

Quitclaim Deed

PAUL M ASCIUTTO III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 10th day of ~~June~~ July, 2026.

Notary Public

My commission expires: 01/22/30

THIS INSTRUMENT WAS PREPARED BY
WOOD STABELL LAW GROUP, PLLC
4535 HARDING PIKE STE. 100
NASHVILLE, TN 37205

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Acklen Properties, LLC 401 Acklen Park Drive Apartment A Nashville, TN 37205	Onity Mortgage Corporation Attn: Tax Department P.O. Box 24665 West Palm Beach, FL 33416	**104010/390.00**

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PATRICK K. AND KAREN LELAH NEUMAN,** husband and wife ("Grantor"), does hereby quitclaim and convey to **ACKLEN PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property") together with (i) all plants, shrubs and trees located thereon, (ii) any land lying in or under any body of water or the bed of any nonpublic street or road, open or proposed, adjacent to such Property, (iii) all easements, hereditaments and privileges appurtenant to the foregoing Property, (iv) all oil, gas, hydrocarbon and other minerals (whether similar or dissimilar) in, on or under, or that may be produced from, such Property, (v) all zoning rights, entitlements, air rights, development rights, water rights, minerals, oil, gas and other hydrocarbon substances on or under the Property, (vi) all air rights, water, water rights, riparian rights and water stock relating to the Property and any rights of way or other appurtenances used in connection with the beneficial use and enjoyment of the Property, and (vii) all other rights, privileges and appurtenances in any way related to or for the benefit of the foregoing Property.

This is improved property known as **401 Acklen Park Drive, Apt. A&B, Nashville, TN 37205**.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

[Signature Page to Quitclaim Deed]

GRANTOR:

Patrick K. and Karen Lelah Neuman

By: _____
Patrick K. Neuman

By: _____
Karen Lelah Neuman

Date: 07/06/25

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~)
Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Patrick and Karen Neuman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing their names.

Witness my hand and seal, at office in Nashville, Tennessee , this the 6TH day of ~~June~~ July, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 01/22/30

PAUL M ASCIUTTO III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Wrenwood of record in Plat Book 1130, Page 55, 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 the same property conveyed to Patrick K. Neuman and Karen Lelah Neuman, husband and wife by Quitclaim Deed dated August 13, 2020, from Tammy Mellons, Trustee, of record in Instrument Number 20200820-0093898, said Register's Office for Davidson County, Tennessee.