Karen Johnson Davidson County
Batch# 1465491 DEEDQC
09/01/2026 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080517

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me this 5th day of August, 2026. Notary Public My commission expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
5513 Louisiana LLC	5513 Louisiana LLC	09106024000
5812 Leslie Avenue	5812 Leslie Avenue	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Jeffrey James Mongelli, unmarried, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto 5513 Louisiana LLC, a Tennessee limited liability company, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1424, Block 22, Plan of West Nashville, Plan No. 2, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jeffrey James Mongelli, unmarried by Warranty Deed from Dana C Noonan, unmarried, dated June 11, 2025 and recorded June 16, 2025, of record in Instrument No. 20250616-0047121, in the Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 5513 Louisiana Avenue, Nashville, TN 37209.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 5th day of August, 2026.

Jeffrey James Mongelli

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named Jeffrey James Mongelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5 day of August, 2026.

My commission expires: 5.12.30

NOTARY PUBLIC

MIA VLAJIC
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/12/2030
DAVIDSON COUNTY

Certificate of Authenticity

I, Danielle Watson, 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 8/5/26.

Date

Affiant Signature

8/5/26
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 5th day of August, 2026

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029