Bill Garrett Davidson County
DEEDQC
Batch# 111772 2 pgs
07/02/2018 03:00:48 PM
Fees: $12.00 Taxes: $0.00
20180702-0064059

PREPARED BY AND RETURN TO:
M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Excelsior Properties, LLC Georgia Series 625 Bakers Bridge Ave Ste 105-42 Franklin, TN 37067	New Owner

TAX MAP - PARCEL NUMBERS: 092-10-0-148.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Excelsior Properties, LLC, a Tennessee Limited liability company,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Excelsior Properties, LLC Georgia Series, a Delaware Limited liability company** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 45 of the plan of I.L. Pendleton's Subdivision of the Stegar Home Place, of record in Book 421, Page 106, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 50 feet on the southerly side of Georgia Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Excelsior Properties, LLC, by Warranty Deed, from L&O Farms, FLP as Trustee of the 2821 Georgia Avenue Trust on December 14, 2012, recorded December 28, 2012, of record in Instrument No. 20121228-0120316, Register's Office for Davidson County, Tennessee.

This property is to be held in the Georgia Series, a separate series of Excelsior Properties, LLC (a Delaware Series LLC). Pursuant to Section 18-215(b) of the Delaware Limited Liability Company Act the debts, liabilities, and obligations incurred, contracted for or otherwise existing with respect to such series of the Company shall be enforceable against the assets of such series only and not against the assets of the Company generally or any other series thereof, and none of the debts, liabilities, obligations and expenses incurred, contracted for or otherwise existing with respect to the LLC generally or any other series thereof shall be enforceable against the assets of such series.

This improved property known as: 2821 Georgia Avenue, Nashville, TN 37209

WITNESS MY HAND on this the 26th day of June, 2018.

Excelsior Properties, LLC

By: _____

Kevin White, Manager

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **KEVIN WHITE**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged himself to be the Manager of Excelsior Properties, LLC, and that as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26th day of June, 2018.

My commission expires:
6-23-21

JULIE ANN DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Julie Ann Davis
Notary Public (Seal)

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26th day of June, 2018.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 26th day of June, 2018.

My commission expires:
6-23-21

Julie Ann Davis
Notary Public (Seal)

JULIE ANN DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY