Karen Y Johnson Davidson County
Batch# 183365 DEEDQC
01/14/2019 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190114-0003509

THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** OLIVIA WAGGONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Brittany Sergakis Affiant Subscribed and sworn to before me, this 14th day of January, 2019. Olivia Waggoner Notary Public My Commission Expires: October 7, 2019

QUITCLAIM DEED

Address New Owner: 1824 10TH AVE DEVELOPMENT, a Joint Venture 1824 10th Ave N Nashville, TN 37208	Send Tax Bills to: New Owner	Map Parcel No. 081-07-0-545.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PICHOSLAP DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), by these presents, does hereby quitclaim and convey unto **1824 10TH AVE DEVELOPMENT, a Joint Venture,** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Being Lot No. 15 on the plan of C.H. Stier's Addition to Nashville, as of record in Book 332, Page 82, Register's Office for said County.

Being the same property conveyed to PICHOSLAP DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed on September 4, 2018, of record in Instrument No. 20180911-0089804 said Register's Office.

This is improved property known as: **1824 10th Ave N, Nashville, TN 37208**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY DELETED]

Witness my hands this 11th day of January, 2019, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

PICHOSLAP DEVELOPMENT COMPANY, LLC

By: Chris Larkins
Its: Managing Director

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRIS LARKINS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Managing Director** of **PICHOSLAP DEVELOPMENT COMPANY, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as **Managing Director**.

Witness my hand and official seal at office this 11th day of January 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires:

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020