THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 372844 DEEDQC
03/16/2020 10:31:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20200316-0028696

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration
for this transfer is $0.00

Paul Budslick
AFFIANT

Subscribed and sworn to before
me this 14th day of March, 2020.

Dana A. Childress
Notary Public

My Commission Expires:
5/9/23

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Karl E. Peters Paul Budslick 908 Marengo Lane Nashville, TN 37204	New Owner	082-12-0-296.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

MAIN STREET PARTNERS, a Tennessee general partnership comprised of Karl E. Peters and Paul Budslick,

by these presents does hereby remise, release and quitclaim unto

KARL E. PETERS and PAUL BUDSLICK, as equal tenants in common,

their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" attached hereto.

BEING improved property known as 962 Main Street, Nashville, Tennessee 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

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 our hands this 14 day of March 2020.

MAIN STREET PARTNERS, a Tennessee General Partnership

KARL E. PETERS, Partner

PAUL BUDSLICK, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared KARL E. PETERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Main Street Partners, the within named bargainor, a Tennessee general partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 14th day of March 2020.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared PAUL BUDSLICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Main Street Partners, the within named bargainor, a Tennessee general partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 14th day of March 2020.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/23

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 6 and part of Lot No. 7 on the Plan of Jane A.M. Davis's Subdivision, of record in Plan Book 1, Page 41, in the Chancery Court at Nashville, Davidson County, Tennessee.

SAID Lot No. 6 and part of Lot No. 7 front 90 feet on the southerly side of Main Street and extend back 170 feet between parallel lines to an alley.

INCLUDED in the above descriptions, but EXCLUDED therefrom, are those portions of Lot No. 6 and part of Lot No. 7, which were condemned by the Nashville Housing Authority as described by Instruments of record in Book 4099, Page 446, and Book 4099, Page 450, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Main Street Partners, a Tennessee general partnership, by Substitute Trustee's Deed from R. Garry Chaffin, Substitute Trustee, with respect to Instrument No. 20100629-0050803, Register's Office for Davidson County, Tennessee, in favor of Main Street Partners, a Tennessee general partnership, dated August 4, 2010, of record in Instrument No. 20100805-0061749, said Register's Office.

This description is the same as used in the last deed of record.