Karen Johnson Davidson County
Batch# 406750 DEEDQC
05/27/2020 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200527-0054585

**REGISTER'S USE ONLY:**

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**OATH:** I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 20 DAY OF MAY, 2020.

*SEAL*

NOTARY PUBLIC
COMMISSION EXPIRES:
9-7-2020

**THIS INSTRUMENT PREPARED BY:**
Foundation Title & Escrow
277 Mallory Station Road
Suite 102
Franklin, TN 37067

**SEND TAX BILLS TO:**

**NEW OWNER**

**NEW OWNER:**

**Citywide Development, LLC**
**625 Bakers Bridge Ave, # 35**
**Ste 105**
**Franklin, TN 37064**

# QUITCLAIM DEED

This indenture is made and entered into this 19th day of May, 2020 between G CO INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, (hereinafter referred to as "GRANTOR") and CITYWIDE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being the northwest part of Lot No. 164 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in the Book 57, page 50, Register's Office for said County, described as follows:

Beginning at the northeast corner of Marina Street and an alley being the northwest corner of Lot No. 164; thence with the southerly margin of said Street, eastwardly 95 feet, more or less, to Faircloth's northwest corner; thence with his westerly line, southwardly 94 feet to a stake; thence with his northerly line, westwardly 30 feet to the easterly margin of said alley; thence with the easterly margin of said alley, northwardly 130 feet, more or less, to the beginning.

Being the same property conveyed Fletcher Heard and wife, Minerva B. Heard by Warranty Deed from Ready Brown and wife, Margaret T. Brown dated April 22, 1959 and

recorded April 23, 1959 in Book 2902, Page 301, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to G CO. Investments, LLC by Final Decree of Confirming Sale from Maria M. Sales, Clerk and Master dated July 20, 2018 and recorded October 19, 2018, as Instrument No. 20181019-0104082, in said Register's Office for Davidson County, Tennessee.

Parcel No. 082 12 0 158.00
Address: 906 Marina Street, Nashville, TN 37206

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

G Co Investments, LLC,
a Tennessee Limited Liability Company

BY: _____
Brian Gainous, Chief Manager

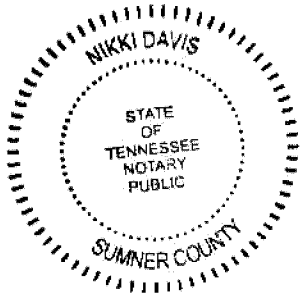
STATE OF Tennessee

County OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Gainous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of G Co Investments, LLC, and is authorized to execute the instrument on behalf of G Co Investments, LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Manager

Witness my hand and official seal, this the 19th of May, 2020.

Nikki Davis
Notary Public
My Commission Expires: 8/21/2023
(SEAL)



**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY