Karen Johnson Davidson County
Batch# 440118 DEEDQC
07/17/2020 02:41:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200717-0078942

PREPARED BY:
Klein Solomon Mills, PLC
1322 Fourth Avenue North
Nashville, Tennessee 37208

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
4231 Franklin Pike, LLC 55 Music Square East Nashville, TN 37203-4324	New Owner	132-06-0-034.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, DAC Properties, LLC, the Grantor(s), by these presents do hereby quitclaim and convey unto 4231 FRANKLIN PIKE, LLC, the Grantee(s), its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 19A on the Plan of Revised Plot of parts of Thompson's Glen Leven Subdivision of record in Book 3, Page 20, Chancery Court, for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. *

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 723, Page 516 amended in Book 923, Page 114, Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Drainage Easement of record in Book 7520, Page 863, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters or record, including all items set out on any applicable plat of record.

This is improved property known as 4231 Franklin Pike, Nashville, TN 37204.

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

[signature page follows]

* Being the same property conveyed to DAC Properties, LLC by Warranty Deed dated June 13, 2019 and of record as Instrument No. 20190618-0058625, Register's Office for Davidson County, Tennessee.

Witness the hand this 26 day of June, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DAC Properties, LLC,
a Limited Liability Company

By: _____
Dave Arnholt, Managing Member

STATE OF TENNESSEE Montana
COUNTY OF DAVIDSON Madison

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dave Arnholt, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the Managing Member of DAC Properties, LLC, a Limited Liability Company, the herewith named Grantor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and Notarial Seal at office this 26 day of June, 2020.

_____
Notary Signature

Printed Name: Lyndsey Holm

My commission expires: 09/05/2023

LYNDSEY HOLM NOTARIAL SEAL STATE OF MONTANA

LYNDSEY HOLM
NOTARY PUBLIC for the
State of Montana
Residing at Bozeman, Montana
My Commission Expires
September 05, 2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00.

_____
Affiant

Subscribed and sworn to before me, this 9th day of June, 2020.

RYAN LOOFBOURROW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public

Commission Expiration Date: 3-7-23