QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF Sept., 2020

Notary Public

MY COMMISSION EXPIRES: (AFF

Margaret R. Means — State of Tennessee Notary Public — Davidson County — My Commission Expires September 7, 2021

B-CSB-20-525

Karen Johnson Davidson County
Batch# 485845 DEEDQC
09/29/2020 02:42:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200929-0112252

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Bryan Krabousanos	new owner	
(NAME)	(NAME)	**105-07-0-262.00**
525 Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE CUMBERLAND HOLDINGS COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BRYAN KRABOUSANOS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Block No. 3 on the Map of Hamilton's Subdivision, of record in Minute Book 1, Page 97, Register's Office for Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 14 on the unrecorded Subdivision of said Block No. 3, described as follows:

Beginning at the Southeast corner of Hamilton Avenue and Pillow Street; thence with the Southerly margin of Hamilton Avenue Eastwardly 50 feet; thence at right angles Southwardly 167 1/2 feet to the Northerly margin of an alley; thence with said alley Westwardly 50 feet to the Easterly margin of Pillow Street; thence with said street Northwardly to the beginning and a portion of alley No. 1806, closed by Council Bill No. 083-1355, approved August 18, 1983.

Being the same property conveyed to Michael Krabousanos by Warranty deed from William H. Smallman of record in Instrument No. 20111130-0092931 Register's Office for Davidson County, Tennessee, dated November 23, 2011 and recorded on November 30, 2011.

Being the same property conveyed to Michael Bryan Krabousanos, unmarried by Warranty deed from Michael W. Krabousanos, married of record in Instrument No. 20171102-0112459 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 02, 2017.

Being the same property conveyed to The Cumberland Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Michael Bryan Krabousanos, unmarried of record in Instrument No. 20191127-0122536 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on November 27, 2019.

Being the same property conveyed to The Cumberland Holdings Company, LLC, a Tennessee limited liability company by Quitclaim deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company of record in Instrument No. 20200409-0037608 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on April 09, 2020.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **525 Hamilton Avenue, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 22nd day of September, 2020.

The Cumberland Holdings Company, LLC, a Tennessee limited liability company

Bryan Krabousanos, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Krabousanos, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Managing Member of The Cumberland Holdings Company, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of September, 2020.

Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212