Karen Johnson Davidson County
Batch# 486991 DEEDQC
10/01/2020 08:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201001-0113132

THIS INSTRUMENT WAS PREPARED BY:
Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map - Parcel No.:
T&B LLC 114 2nd Avenue South Nashville, TN 37201	Tatiana Kifa DuBois and Edward Anthony DuBois 2816 White Oak Drive Nashville, TN 37215	093-06-4-058.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Brigit M. DuBois and husband, Edward Orner, and Edward A. DuBois, Jr. and wife, Martha DuBois (collectively, "Grantors" and each separately, a "Grantor"), have this day bargained and sold, and by these presents do transfer, convey, remise, release and forever quitclaim unto T&B LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantors' respective rights, titles and interests in and to certain real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 114 2nd Avenue South, Nashville, Davidson County, Tennessee 37201.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

The Property is not the homestead or usual place of residence of any Grantor.

The undersigned, Brigit M. DuBois, is one and the same person as Brigit DuBois named as a grantee in that certain Quitclaim Deed of record as Instrument No. 20080807-0081649 in the Register's Office for Davidson County, Tennessee.

This Quitclaim Deed may be executed in any number of counterparts or counterpart signature pages, each of which shall be deemed to be an original instrument, and all of which taken together shall constitute one instrument.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed effective as of the 10th day of May, 2018.

GRANTORS:

Brigit M. DuBois

Edward Orner

Edward A. DuBois, Jr.

Martha DuBois

STATE OF WA)
COUNTY OF King)

(EC)

PERSONALLY APPEARED BEFORE ME, ~~Brigi~~ Emma Cryan, a Notary Public with authority to act in the State and County aforesaid, **Brigit M. DuBois**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 6th day of April, 2019.

Notary Public

My Commission Expires: 07/19/2022

EMMA CRYAN
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 201396
My Commission Expires July 19, 2022

STATE OF WA)
COUNTY OF King)

PERSONALLY APPEARED BEFORE ME, Emma Cryan, a Notary Public with authority to act in the State and County aforesaid, **Edward Orner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 6th day of April, 2019.

Notary Public

My Commission Expires: 07/19/2022

EMMA CRYAN
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 201396
My Commission Expires July 19, 2022

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed effective as of the 10th day of May, 2018.

GRANTORS:

_____
Brigit M. DuBois

_____
Edward Orner

_____
Edward A. DuBois, Jr.

_____
Martha DuBois

STATE OF _____)
COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, _____, a Notary Public with authority to act in the State and County aforesaid, **Brigit M. DuBois**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this ___ day of _____, 2019.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, _____, a Notary Public with authority to act in the State and County aforesaid, **Edward Orner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this ___ day of _____, 2019.

_____
Notary Public

My Commission Expires: _____

STATE OF North Carolina)
COUNTY OF Orange)

PERSONALLY APPEARED BEFORE ME, Angel R Neighbours a Notary Public with authority to act in the State and County aforesaid, **Edward A. DuBois, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of February, 2019.

Angel R Neighbours
Notary Public

ANGEL R. NEIGHBOURS NOTARY PUBLIC ORANGE COUNTY, NC

My Commission Expires: January 20, 2021

STATE OF NC)
COUNTY OF Wake)

PERSONALLY APPEARED BEFORE ME, Alice N Chang a Notary Public with authority to act in the State and County aforesaid, **Martha DuBois**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13 day of March, 2019.

Alice N Chang
Notary Public

ALICE N CHANG
Notary Public
Wake Co., North Carolina
My Commission Expires July 21, 2019

My Commission Expires: July 21, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Kacy R. Joy
AFFIANT

SUBSCRIBED and sworn to before me, this 30th day of September, 2020.

Van P. East III
Notary Public

My Commission Expires: May 7, 2024

VAN P. EAST III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Upper Ferry Property, as of record in Book "R", pages 420 and 421, said Register's Office.

Beginning on the easterly margin of Second Avenue South, formerly Market Street, at the northwest corner of Lot owned by the estate of William Litterer, deceased; and running thence with the north line of Litterer lot, eastwardly 100 feet, more or less, to the westerly margin of an alley, northwardly 50 feet to the southerly margin of another alley; thence with the southerly margin of the last mentioned alley, westwardly 100 feet to the easterly margin of said avenue; thence with the easterly margin of said avenue, southwardly 50 feet to the beginning.

The foregoing legal description is the same as in previous deed of record.

Being the same property in which the interest of Regina A. DuBois was conveyed to Brigit DuBois and Edward A. DuBois, Jr. by Quitclaim Deed of record as Instrument No. 20080807-0081649 in the Register's Office for Davidson County, Tennessee.

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