Karen Johnson Davidson County
Batch# 534974 DEEDQC
12/16/2020 07:58:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201216-0148185

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
3131 Long, LLC 3716 West End Avenue Nashville, TN 37205	Same	104-02-0-0139.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 3131 Long Boulevard, G.P., a Tennessee general partnership, ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto 3131 Long, LLC, a Tennessee limited liability company ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> Being the Northeasterly 50 feet of Lot No. 38 on the Revised Map of West End Park, as of record in Book 421, Pages 82 and 83, in the Register's Office of Davidson County, Tennessee.
>
> Said part of Lot No. 38 fronts 50 feet on the Southeasterly side of Long Boulevard and runs back 150 feet on the Northeasterly line and 140 feet, more or less, on the Southwesterly line to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to 3131 Long Boulevard, G.P., a Tennessee general partnership by Special Warranty Deed from 3131 Long LLC, a Tennessee limited liability company, dated September 11, 2018, of record in instrument 20180913-0091059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 3131 Long Blvd, Nashville, TN 37203.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 16th day of December, 2020.

3131 Long Boulevard, G.P., a Tennessee general partnership

By:_____
Shawn Bailes, general partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Shawn Bailes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 16th day of December, 2020.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public

My commission expires: 6-14-2023

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

_____
Shawn Bailes

Sworn and subscribed to before me this 16th day of December, 2020.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public

My Commission Expires: 6-14-2023