Karen Johnson Davidson County
Batch# 543760 DEEDQC
12/30/2020 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201230-0154837

NEW OWNER	SEND TAX BILLS TO:	
Eric J. Baurle, Matthew B. Eads, Truitt Ellis, and Brent Pennington 4421 Sheppard Place Nashville, Tennessee 37205	Same as Owner	Map and Parcel No: 092-15-1-132.00
This instrument prepared by: Matthew G. Noggle, Esq. 4235 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 2412 WEST END PARTNERS, a Tennessee general partnership (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to (i) ERIC J. BAURLE, an undivided 26.1% interest as tenant in common, (ii) MATTHEW B. EADS, an undivided 21.7% interest as tenant in common, (iii) TRUITT ELLIS, an undivided 26.1% interest as tenant in common, and (iv) BRENT PENNINGTON, an undivided 26.1% interest as tenant in common (collectively, the "**Grantees**"), their successors and assigns, all of the Grantor's interest in that certain real estate located in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, together with any and all fixtures and improvements thereon and any and all easements and appurtenances thereto (collectively, the "**Property**").

This is improved property known as 2412 West End Avenue, Nashville, Tennessee 37203.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Matthew B. Eads
Affiant

Subscribed and sworn to me this 29 day of December, 2020.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

NOTARY PUBLIC

My Commission Expires: 3/8/2022

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of December 29, 2020.

GRANTORS:

2412 WEST END PARTNERS,
a Tennessee general partnership

By: Matthew B. Eads
Matthew B. Eads, General Partner

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 29 day of December, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared MATTHEW B. EADS, personally known to me, or proved to me on the basis of satisfactory evidence, who, under oath, acknowledged that he is the General Partner of 2412 WEST END PARTNERS, a Tennessee general partnership, and that he, being duly authorized, executed the foregoing instrument on behalf of said Grantor in his capacity as general partner.

WITNESS my hand and seal at office, on this the 29 day of December, 2020.



Notary Public

My Commission Expires: 3/8/2022

EXHIBIT A

(LEGAL DESCRIPTION OF THE PROPERTY)

Land in Davidson County, Tennessee, being part of the unnumbered Ellison Property as shown on the Plan of record in Plat Book 21, Page 141, Register's Office, Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of West End Avenue, 172.4 feet more or less east of the easterly margin of Avenue South at a cross mark on the sidewalk, at the south east corner of the property formerly owned by Love; thence northerly 91.5 feet more or less to the southwest corner of the property conveyed to Joe Frank, et al, by deed from H. B. Burks and wife, of record in Book 1088, page 182, said Register's Office, thence along Frank et al's South line easterly 50 feet to a point at Frank et al's southeast corner in the west line of the property owned by a Herbert Rodgers; thence along Rodgers west line southerly 97 feet 10 inches, more or less, to the northerly margin of West End Avenue at a cross cut on the side walk 330 feet, more or less, west of the westerly margin of 24th Avenue, thence with the margin of West End Avenue westerly 50 feet to the point of beginning.

Being the same property conveyed to 2412 West End Partners, a Tennessee general partnership, from Douglas Wheaton, by Warranty Deed dated December 31, 2012, of record as Instrument No. 20130103-0000625, Register's Office, Davidson County, Tennessee.