Karen Johnson Davidson County
Batch# 544656 DEEDQC
01/04/2021 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000719

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Woodland Street Partners, LLC 408 Taylor St., Ste 202 Nashville, TN 37208	New Owner	07112009900

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Sharpe Partners, LLC, a Tennessee Limited Liability Company** by these presents does hereby quitclaim and convey unto **Woodland Street Partners, LLC, a Tennessee Limited Liability Company,** its successors, representatives, and/or assigns, its rights, title and interest in and to the following described tract of land:

Being the East 37 1/2 feet of Lot No. 32 and the West 87 1/2 feet of Lot No. 34 on the Plan of Walnut Grove, of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 125 feet on the South side of Cherokee Avenue and run back between lines, 318 feet more or less on the West line of part of Lot No. 32 and 325 feet more or less on the East line of part of Lot 34, to a dead line in the rear on which they measure 125 feet more or less.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty deed from Betty Chapman, unmarried of record in Instrument No. 20160229-0019187 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on February 29, 2016.

Being the same property conveyed to Sharpe Partners, LLC, a Tennessee limited liability company by Quitclaim deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20160329-0029645 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on March 29, 2016.

Being also known as 836 Cherokee Avenue, Nashville, Tennessee 37207.

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 31st day of December 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ANGIE LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of December, 2020.

Sharpe Partners, LLC, a Tennessee Limited Liability Company

By:_____
Zac Thomas

By:_____
Brett Diaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zac Thomas and Brett Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Sharpe Partners, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2020.

_____
Notary Public

My Commission Expires: _____

ANGIE LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022