Karen Johnson Davidson County
Batch# 544656 DEEDQC
01/04/2021 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000720

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	093-16-0-167.00

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:

Land in Davidson County, Tennessee described as follows: Beginning at a Point in the South margin of Green Street, a point 150 feet West of the Southwest corner of said street and Fairfield Street, 165 feet more or less to the North margin of a 20 foot alley, thence West 30 feet with said alley to the Southwest corner of the Truitt Lot; thence North 165 feet to the southerly margin of Green Street, thence East 30 feet, more or less, to the Point of Beginning.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for WFHET 2007-2 in Trustee's Deed filed as instrument number 20080110-0002937. Further conveyed to Woodland Street Partners, LLC filed as instrument No. 20080905-0091078.

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. 20110503-0033847 Register's Office for Davidson County, Tennessee, dated April 19, 2011 and recorded on May 3, 2011.

Being also known as 83 Green Street, Nashville, Tennessee 37210.

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

