THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
Box #14 / 32855-1

Karen Johnson Davidson County
Batch# 560204 DEEDQC
01/25/2021 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210125-0010508

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Miss Pat, LLC PO Box 280657 Nashville, TN 37228	New Owner	Map 118-08-0 Parcels 019 & 258

QUITCLAIM DEED

Request to Combine Tax Parcels

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MISS PAT, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), by these presents does transfer, convey and quitclaim unto **MISS PAT, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**") its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING part of the same property conveyed to Patricia S. Sneed by Executor's Deed dated May 11, 2004 from William E. Connelly, Executor of the Estate of James P. Bennett, deceased, of record in Instrument No. 20040514-0057086, Register's Office for Davidson County, Tennessee, and further conveyed to MISS PAT, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 7, 2004 from Patricia S. Sneed, of record in Instrument No. 20040609-0068388, said Register's Office.

This Real Estate is more commonly known as 2320 Eugenia Ave & 432 Melrose Ave, Nashville, TN.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of combining two separate tax parcels into a single tax parcel.

IN WITNESS WHEREOF, this instrument has been executed this 21st day of January, 2020.

MISS PAT, LLC, a Tennessee limited liability company

By: William A. Sneed
Name: William A. Sneed, Jr.
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Sneed, Jr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of MISS PAT, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand, at office, this 21st day of January, 2020.

Jessica D. Puckett
Notary Public
My Commission Expires: Nov. 8th 2021

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Callum Walton
Affiant

Subscribed and sworn to before me this 21st day of January, 2020.

Jessica D. Puckett
Notary Public
My Commission Expires: Nov. 8th 2021

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
Legal Description

Certain tracts of land in Davidson County, State of Tennessee, described as follows to wit:

TRACT ONE (432 Melrose Avenue – formerly 2324 Eugenia Avenue, Map 118-08 Parcel 19.00):

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 64 and all of Lot No. 65 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

TRACT TWO (2320 Eugenia Avenue, Map 118-08, Parcel 258):

Land in Davidson County, Tennessee, being Lot No.2 of the re-subdivision of Lots 62, 63 and a portion of Lot 64, Grandview Heights, of record in Plat Book 6200, Page 819, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Included but excluded from the foregoing description, is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Agreement for Dedication of Public Right-of-Way, of record in Instrument No. 20190506-0042231, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

