Karen Johnson Davidson County
Batch# 560377 DEEDQC
01/25/2021 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210125-0010712

21-0538

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
VB Properties, LLC 2305 Cruzen Street Nashville, TN 37211	New Owner	082-12-0-127.00

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, **ITH, L.P., a Tennessee limited partnership** by these presents does hereby quitclaim and convey unto **VB Properties, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marjorie Billups by Warranty deed from Vernaline Watson, an unmarried person of record in Book 5868, page 459, Register's Office for Davidson County, Tennessee, dated March 30, 1982 and recorded on April 11, 1982.

Being the same property conveyed to ITH, L.P., a Tennessee limited partnership by Warranty deed from Marjorie Billups, a married woman of record in Instrument No. 20200221-0019710 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 21, 2020.

Being also known as 209 North 9th Street, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
25 day of January, 2021.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of January, 2021.

ITH, L.P.
By: Legacy South Builders, LLC, its General Partner

By: FES 20 IV
Name: Frank E. Neal, IV
Title: Authorized Member

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 Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Legacy South Builders, LLC, General Partner of the ITH, Limited Partnership, a Tennessee Limited Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said entity/partnership for the purposes therein contained.

Witness my hand and seal 22nd day of January, 2021.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

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

