Karen Johnson Davidson County
Batch# 572590 DEEDQC
02/11/2021 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210211-0019610

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:
Prosperitas Partners LLC 5203 Maryland Way, Ste 202 Brentwood, TN 37027-5791	New Owner	092-06-0-282.00

This Quitclaim Deed is being executed and recorded for the sole purpose of re-establishing previous lots/lot lines – Lot 11 and 12 currently have a combined Map & Parcel number -- such that separate map and parcel numbers shall be assigned to each lot (No. 11 and No. 12), respectively.

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, **Prosperitas Partners LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto **Prosperitas Partners LLC,** a Tennessee Limited liability Company, its successors, representatives, and/or assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 11 and 12, Block 1 on the Plan of Fisk University Place of record in Plat Book 421, Page 4 and 5, 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 C & D Rental Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Carolyn Simmons, Executrix of the Estate of Lawrence E. Jenkins of record in Instrument No. 20141002-0091290 Register's Office for Davidson County, Tennessee, dated October 1, 2014 and recorded on October 2, 2014.

Being the same property conveyed to Prosperitas Partners LLC by Warranty Deed from C & D Rental Properties, LLC, of record in Instrument No. 20150224-0015900, said Register's Office, dated February 20, 2015 and recorded on February 24, 2015.

Being real property also known as 815 31st Avenue N., Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

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

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ___ day of February, 2021.

Prosperitas Partners LLC, a Tennessee Limited Liability Company

By:_____
Name: Matthew D. Engesath
Title: Authorized Member

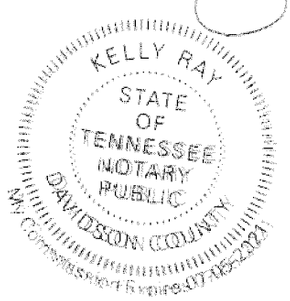
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew D. Engesath, 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 Prosperitas 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 5 day of February, 2021.

_____
Notary Public

My Commission Expires:



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

