Karen Johnson Davidson County
Batch# 573503 DEEDQC
02/12/2021 09:52:13 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210212-0020215

THIS INSTRUMENT WAS PREPARED BY:
Blake C. Bars
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map - Parcel No.:
TVKD LLC 114 2nd Avenue South Nashville, TN 37201	Tatiana Kifa DuBois 1232 Sunset Drive Charleston, South Carolina 29407	093-06-4-058.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tatiana Kifa DuBois ("Grantor"), declaring that she is the surviving widow of Edward A. DuBois, deceased, who died on January 16, 2020, that they were husband and wife at the time they acquired title to the following described real estate and that they continuously remained husband and wife until the date of death of said decedent, has this day bargained and sold, and by these presents does hereby quitclaim unto TVKD LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real estate situated in Davidson County, Tennessee, and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 114 2nd Avenue South, Nashville, Davidson County, Tennessee 37201.

This instrument and the interest hereby quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

The Property is not the homestead or usual place of residence of Grantor.

The undersigned, Tatiana Kifa DuBois, is one and the same person as Tatiana Kifa DuBois named as a grantee in that certain Quitclaim Deed of record as Instrument No. 20161028-0114093 in the Register's Office for Davidson County, Tennessee.

This Quitclaim Deed may be executed in any number of counterparts or counterpart signature pages, each of which shall be deemed to be an original instrument, and all of which taken together shall constitute one instrument.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of the 2nd day of February, 2021.

GRANTOR:

Tatiana Kifa DuBois

STATE OF SC)
COUNTY OF Charleston)

PERSONALLY APPEARED BEFORE ME, Mary Schnabel, a Notary Public with authority to act in the State and County aforesaid, Tatiana Kifa DuBois, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 2nd day of February, 2021.

Notary Public
My Commission Expires: 9/12/29

MARY P.K. SCHNABEL
Notary Public-State of South Carolina
My Commission Expires
September 12, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 10th day of November, 2021.

Notary Public

My Commission Expires: 3-7-2023

JEREMEY GOOLSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT A

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Upper Ferry Property, as of record in Book "R", pages 420 and 421, said Register's Office.

Beginning on the easterly margin of Second Avenue South, formerly Market Street, at the northwest corner of Lot owned by the estate of William Litterer, deceased; and running thence with the north line of Litterer lot, eastwardly 100 feet, more or less, to the westerly margin of an alley, northwardly 50 feet to the southerly margin of another alley; thence with the southerly margin of the last mentioned alley, westwardly 100 feet to the easterly margin of said avenue; thence with the easterly margin of said avenue, southwardly 50 feet to the beginning.

The foregoing legal description is the same as in previous deed of record.

Being the same property conveyed to Edward A. Dubois and wife Regina A. DuBois by Quitclaim deed in Book 6025, Page 45 Register's Office for Davidson County, Tennessee. Also, being the same property conveyed from Edward A. DuBois and Regina A. DuBois, pursuant to the terms of a marital dissolution agreement, to Regina A. DuBois a 1/3 share and to Edward A. DuBois a 2/3 share in Book 10541, Page 354 in the Register's Office for Davidson County, Tennessee.

Being the same property in which the interest of Regina A. DuBois was conveyed to Brigit DuBois and Edward A. DuBois, Jr. by Quitclaim Deed of record as Instrument No. 20080807-0081649 in the Register's Office for Davidson County, Tennessee.

Being the same property in which the respective interests of Brigit M. DuBois and husband, Edward Orner, and Edward A. DuBois, Jr. and wife, Martha DuBois, were conveyed to T&B LLC by Quitclaim Deed of record as Instrument No. 20201001-0113132 in the Register's Office for Davidson County, Tennessee.

Being the same property in which the interest of Edward A. DuBois was conveyed to Tatiana Kifa DuBois and Edward A. DuBois by Quitclaim Deed of record as Instrument No. 20161028-0114093 in the Register's Office for Davidson County, Tennessee.