Karen Johnson Davidson County
Batch# 602349 DEEDQC
03/29/2021 12:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210329-0040908

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24 day of March, 2021.

Notary Public

My commission expires: 08-24-2024

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jupiter Land & Cattle Company, LLC 1909 21st Avenue South Nashville, Tennessee 37212	New Owner	104-12-0-052.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, **VILLAGE PARTNERS**, a Tennessee general partnership, by these presents does hereby quitclaim and convey unto **JUPITER LAND & CATTLE COMPANY, LLC**, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 1909 21st Avenue south, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 23 day of March, 2021.

VILLAGE PARTNERS,
a Tennessee general partnership

By: Michael R. Martin

Name: Michael R. Martin

Title: Authorized Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael R. Martin, 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 Partner of Village Partners, the within named bargainor, a Tennessee general partner, and that as such Authorized Partner of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as Michael R. Martin, Authorized Partner of the partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/2021

AMANDA STEPHENSON REEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

Exhibit A

Legal Description

Situate in the city of Nashville, the 6th Council District of Davidson County and the State of Tennessee and being all of Lot 2 and the Northerly half of Lot 3 of the Final Plat of Subdivision of Hamilton Parks, as recorded in Plat Book 161, Page 160, in the name of Village Partners, as recorded in QC-20000607-0056772 and being more particularly described as follows:

BEGINNING at the Northwesterly corner of Lot 1 of the said Hamilton Park Subdivision in the name of the Wilbur Partnership, as recorded in DB-00009150-0000012, at the Southeasterly intersection of Alley #815 and Alley #803,

Thence along said Easterly right-of-way line of Alley #815, South 06° 55' 20" East, a distance of 50 feet to a set 5/8" iron pin and cap on the Southwesterly corner of said Lot 1, also being the true Point of Beginning;

Thence, along the Southerly line of said Lot 1, South 83° 04' 40" East, a distance of 157.40 feet to a set 5/8" iron pin and cap on Westerly right-of-way of 21st Avenue South;

Thence along said Westerly right-of-way line of 21st Avenue South 06° 55' 20" West, a distance of 75.00 feet to a set 5/8" iron pin and cap on the Northeasterly corner of Part of Lots 3 and 4 of said Hamilton Parks, in the name of 1911 21st Avenue South, LLC, as recorded in DB-20180121-0007540;

Thence, along the Northerly line of said Lots 3 and 4, North 83° 04' 40" West, a distance of 157.40 feet to a found 5/8" iron rod on the aforementioned Easterly right-of-way line of Alley #815, passing a found 5/8" iron rod at 2.40 feet;

Thence along said Easterly right-of-way line of Alley #815, North 06° 55' 20" East, a distance of 75.00 feet to the true Point of Beginning.

Being the same property conveyed to Village Partners, a TN general partnership by Quitclaim Deed of record in Instrument Number 200006070056772, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

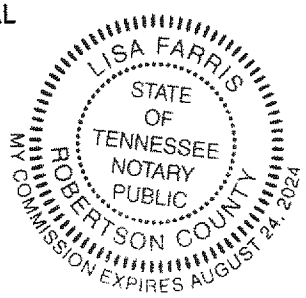
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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