THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger, Esq.
Maynard, Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 633222 DEEDQC
05/11/2021 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210511-0063482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn before me this 3rd day of May, 2021.

Notary Public
My Commission Expires: Sept. 6, 2022

BRANDON NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Address New Owner:	Send Tax Bills To:	Map and Parcel:
746 Benton, LLC 3835 Cleghorn Ave. Suite 250 Nashville, TN 37215	New Owners	105-10-0-228.00

QUITCLAIM DEED

This Quitclaim Deed is being executed and recorded for the sole purpose of re- establishing previous lots/lot lines - Lot No. 3, 4 and 5 currently have a combined Map & Parcel number -- such that separate map and parcel numbers shall be assigned to each lot (Lot No. 3, Lot No. 4 and Lot No. 5), 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, **746 BENTON, LLC**, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto **746 BENTON, 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. 3, 4 and 5 on the Plan of S.C. Caldwell's Roycroft Addition of record in Plat Book 332, Page 37, in the Register's Office for Davidson County, Tennessee, which front together 150 feet of the northerly side of Benton Avenue and run back between parallel lines at right angles to said avenue 150 feet to an alley.

Being the same property conveyed to Richard A. Demonbreun by Quitclaim Deed from Stacey Amber Tompson of record in Instrument No. 20080311-0024505 in the Register's Office of Davidson County, Tennessee, dated February 29, 2008 and recorded on March 11, 2008; as further conveyed to 746 Benton, LLC by Warranty Deed from Richard A. Demonbreun of record in Instrument No. 20210111-0004640 in the Register's Office of Davidson County, Tennessee, dated January 6, 2021 and recorded on January 11, 2021.

This is improved property known as **746 Benton Avenue, Nashville, Tennessee 37204**.

* * *

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3rd day of May, 2021.

746 BENTON, LLC,
a Tennessee limited liability company

By: _____
Name: Christopher Dawson
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christopher Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of 746 Benton, LLC, and he is authorized by to execute this instrument on its behalf.

Witness my hand and official seal, at Nashville, Tennessee, this 3rd day of May, 2021.

_____
Notary Public

My Commission Expires Sept. 6, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

I, Talbott P. Ottinger, 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.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-3-2023

