Karen Johnson Davidson County
Batch# 637644 DEEDQC
05/17/2021 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210517-0066078

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 13th day of May 2021.

Notary Public

My Commission Expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
301 Antioch Pike, LLC 60 S 8th Street Apt 703 Brooklyn, NY 11249	NEW OWNER	133-02-0-276.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Jonathan U. Onyiriuka** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **301 Antioch Pike, LLC a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 13 on the Plan of Nolen Heights, as shown on plat of record in 332 page 122, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Included in the above description but excluded therefrom is portion of property conveyed to Metropolitan Government by Deed of record in Book 4344, page 471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Buren M. Bruce and wife, Louise Bruce by Warranty deed from W. M. Smiley and wife, Daisy Clemons L. Smiley of record in Book 4903, page

449, Register's Office for Davidson County, Tennessee, dated April 10, 1975 and recorded on April 11, 1975.

Being the same property conveyed to Jessie Louise Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust Agreement dated June 02, 2020 by Quitclaim deed from Louise Bruce of record in Instrument No. 20200616-0061600 Register's Office for Davidson County, Tennessee, dated June 02, 2020 and recorded on June 16, 2020.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Jessie Louise Bruce Revocable Living Trust Agreement Dated June 02, 2020 of record in Instrument No. 20200918-0107288 Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 18, 2020.

Being the same property conveyed to Jonathan U. Onyiriuka by Warranty deed from Music City Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 202009250110538 Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 25, 2020.

Being also known as 301 Antioch Pike Nashville, Tennessee 37211.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 13 day of May, 2021.

Jonathan U. Onyiriuka

Jonathan U. Onyiriuka

STATE OF NY
COUNTY OF Kings

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jonathan U. Onyiriuka**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes herein contained.

MENDEL KLEIN
NOTARY PUBLIC STATE OF NEW YORK
No. 01KL6200703
Qualified in Kings County
My Commission Expires February 09 2025

Notary Public
My Commission Expires:

True Copy Certification

I, **Nick Harris**, 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 Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY