THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of May, 2020. 2021 Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: Marie Guyer 3692 Auburn Lane Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 104 08 0 215.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **1229 Music Row, LLC, a Minnesota limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Marie Guyer,** her heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 10 on the subdivision of Lot or Block No. 34 of O.B. Hayes Plan of Large Lots in the City of Nashville, Tennessee. Said Lot No. 10 fronts 25 feet on the west side of Addison Street (now 17th Avenue South) and runs back between parallel lines 156 ½ feet, more or less, to an alley.

Being the same property conveyed to 1229 Music Row, LLC, a Minnesota limited liability company from Reynolds Guyer and Mary Guyer, husband and wife by Quitclaim Deed of record in Instrument No. 20130116-0005268, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 638713 **DEEDQC**
05/18/2021 11:21:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210518-0066883

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

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.

This is improved property known as 1229 17th Avenue South Nashville, TN 37212.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of DECEMBER 2020.

1229 Music Row, LLC, a Minnesota limited liability company

12/31/2020

BY: Reynolds W. Guyer, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reynolds W. Guyer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Managing Member of 1229 Music Row, LLC, a Minnesota limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of DECEMBER, 2020.

Notary Public

My Commission Expires:

1/3/22

TRINA K. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY