QUITCLAIM DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -$0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-28-21

(AFFIX SEAL)

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Green Pine Properties, LLC and Kathryn McDaniel	Same	08112009100
(NAME)	(NAME)	
1623 Arthur Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 642586 **DEEDQC**
05/24/2021 10:30:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210524-0069893

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Green Pine Properties, LLC** hereinafter called the Grantor(s), have quitclaimed unto **Green Pine Properties, LLC and Kathryn McDaniel,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 370 in the McGavock and Wemore's First Addition to Nashville, called the Town of McGavock, a Plan of which is of record in Book 21, page 23, of the Register's Office Davidson County, Tennessee.

Said part of Lot No. 370 fronts 25 feet on the Westerly margin of Wetmore, now Arthur Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Green Pine Properties, LLC, by deed from Anderson Chapman Investments, LLC, a Tennessee Limited Liability Company, dated 7-10-20 of record in Instrument #202007200079096, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

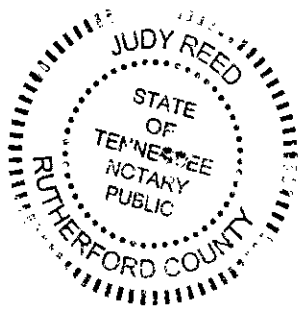
unimproved ☐

This is improved ☑ property, known as 1623 Arthur Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 14th day of May, 2021.

GREEN PINE PROPERTIES, LLC

Tyler Antonakos
Member

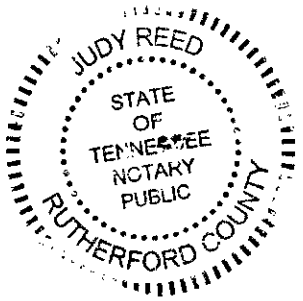


State of Tennessee
County of Wilson

Before me, the undersigned, of the State and County aforesaid, personally appeared Tyler Antonakos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member (or other officer authorized to executed the instrument) of Green Pine Properties, LLC, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

WITNESS my hand and seal this 14th day of May, 2021.

Notary Public: Judy Reed
My Commission Expires: 11-20-21



RETURN TO:
Southeast Title of Murfreesboro, LLC
805 South Church Street
Suite 11
Murfreesboro, TN 37130

File No.: 2254