Karen Johnson Davidson County
Batch# 676285 DEEDQC
07/14/2021 10:57:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210714-0094621

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34519-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
The Boat Rack, LLC ATTN: Jason Padgett 3411 Percy Priest Drive Nashville, TN 37214	New Owner	097-13-0-044.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jason Padgett** (hereinafter referred to as the "**Grantor**"), by these presents does transfer, convey and quitclaim unto **The Boat Rack, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee (the "Real Estate"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.1 on the Final Plat of Larchwood Commercial Subdivision, of record in Instrument No. 20150617-0057875, Register's Office for Davidson County, Tennessee as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20150630-0062850, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to The Boat Rack, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 4, 2012, from Jason Padgett, of record in Instrument No. 20121010-0092921, Register's Office for Davidson County, Tennessee, together with all of the same property conveyed to Jason Padgett by Deed dated June 24, 2015, from MDREA, LLC, a Florida limited liability company, of record in Instrument No. 20150625-0061183, said Register's Office.

This Real Estate is more commonly known as 3411 Percy Priest Drive, Nashville, TN 37214.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record. This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of divesting any interest held by the Grantor individually in the Real Estate, and vesting title to all of the Real Estate solely in the Grantee entity, the same being owned by the Grantor.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of July, 2021.

Jason Padgett

Jason Padgett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Padgett, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 12th day of July, 2021.

Jessica D. Puckett

Notary Public
My Commission Expires: Nov 8th 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 12th day of July, 2021.

Jessica D. Puckett

Notary Public
My Commission Expires: Nov 8th 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY