Karen Johnson Davidson County
Batch# 706354 DEEDQC
08/27/2021 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0116215

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| 61 Music Square West LLC<br>3304 Overlook Drive<br>Nashville, TN 37212 | New owner | 104-04-0-072.00 |

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, **High Street Partners, a Tennessee General Partnership**, by these presents does hereby quitclaim and convey unto, **61 Music Square West LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of O.B. Hayes Plan of Small Lots, in the City of Nashville, of record in Plan Book No. 1, Page 69, on the Chancery Court for Davidson County, Tennessee.**

**Being the same property conveyed to 61 Music Square, LLC, a Delaware limited liability company by Special Warranty Deed from BIJC, LLC, as recorded in Instrument No. 20130404-0033218, in the Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to High Street Partners, a Tennessee general partnership, from 61 Music Square, LLC a Delaware limited liability company by Quitclaim deed of record in Instrument No. 20131218-0115895 in Register's office of Davidson County, Tennessee, dated December 18, 2014 and recorded December 18, 2014.**

**Being also known as 61 Music Square West, Nashville, TN 37203.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is S 0.00.

Subscribed and sworn to before me this the 26th day of August, 2021.

Affiant

My commission expires:
(Affix Seal)
3/6/24

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26 day of Aug, 2021.

**High Street Partners, a Tennessee General Partnership**

**By:** _____
**Stephen R. Finlay, Partner**

**By:** _____
**Judy K. Finlay, Partner**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Stephen R. Finlay** and **Judy K. Finlay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of **High Street Partners, a Tennessee General Partnership** , and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 26th day of August, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/27/2021 (date ~~of document~~).

Affiant Signature

08/27/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025