THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 708753 DEEDQC
09/01/2021 12:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210901-0117913

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Anthony Cherry 4134 West Hamilton Rd Nashville, TN 37218	New Owner	071-14-0-038.00 071-14-0-035.00

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 the 31st day of August, 2021.

Notary Public

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-2024
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **949 Main, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantor, quitclaims unto **Anthony Cherry, unmarried** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract 1:

Certain real property situated in Davidson County, Tennessee, being parts of Lot Numbers 3 and 4, on the plan of Henry Gibson Lands, which is of record in Minute Book "U," page147, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

BEGINNING on the Westerly margin of Brick Church Pike at the Southeast corner of the property conveyed to J. R. Brawley and wife, by deed from Elizabeth Watson, of record in Book 1308, page 603, Register's Office for Davidson County, Tennessee; thence with Brawley's Southerly line Westwardly 177 feet, more or less, to their Southwest corner; thence Southwardly 37 feet 7 inches to the Northwest corner of the property conveyed to W. H. Pilkerton and wife, by deed from P. T. Gibson and wife, of record in Book 838, page 216, Register's Office for Davidson County, Tennessee; thence with Pilkerton's Northerly line Eastwardly 177 feet, more or less, to the westerly margin of said pike, Northwardly 41 feet 8 inches to BEGINNING.

Being the same property referred to as "Tract 1" of record and conveyed to 949 Main, LLC, a Tennessee limited liability company from Steven Kirby and wife, Kelly Kirby by Warranty Deed, dated July 1, 2015, recorded on July 6, 2015, of record in Inst. No. 20150706-0064730, Register's Office for Davidson Co unty.

Subject to an Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20081028-0107402, Register's Office for said County.

Subject to an Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20081028-0107420, Register's Office for Davison County.

This is **UNIMPROVED** property, known as **1112 Brick Church Pike, Nashville, TN 37207**.

Tract 2:

Certain real property situated in Davidson County, Tennessee, being parts of Lot Numbers 5 and 6, on the plan of Henry Gibson Lands, and described as follows, to-wit:

BEGINNING on the Westerly margin of Brick Church Pike 3 2/3 feet northerly from the northeast corner of said lot 5 and the southeast corner of said lot 6; being the northeast corner of part of said lot 6 conveyed by Mrs. Addie Paschel and husband, to Dr. T.G. Elliston; thence westerly with said Paschel's south line 177 feet more or less, to the southwest corner of a part of said lot 5 conveyed by said Elliston and wife to Mrs. Addie Paschel, being 8 feet south from the northwest corner of said lot 5; thence with the west line of lot 5, southerly 48 ½ feet to the Southwest corner of a part of said lot 5 conveyed by Mrs. Mary H. Gibson and husband , to Loula M. Elliston by deed of record in Book 328, page 505, Register's Office for Davidson County, Tennessee; thence with Mrs. Mary Gibson's north line; easterly 177 feet more or less, to the westerly margin of said pike at the northeast corner of part of said lot conveyed by said Elliston and wife, to Mrs. Mary H. Gibson by deed of record in Book 328, page 505; thence with the westerly margin of said pike, northerly 50 feet to the BEGINNING.

Being the same property referred to as "Tract 2" of record and conveyed to 949 Main, LLC, a Tennessee limited liability company from Steven Kirby and wife, Kelly Kirby by Warranty Deed, dated July 1, 2015, recorded on July 6, 2015, of record in Inst. No. 20150706-0064730, Register's Office for said County.

Subject to a Restriction & Covenant Agreement of record in Deed Book 5998, page 509, Register's Office for said County.

This is **IMPROVED** property, known as **1118 Brick Church Pike, Nashville, TN 37207**.

Said 949 Main, LLC, a Tennessee limited liability company, having been administratively dissolved by the Tennessee Secretary of State, does hereby convey its interest in said property above as part of the winding up of said limited liability company, pursuant to TCA § 48-245-302, et seq. Said 949 Main, LLC having been at all times owned and operated by Anthony Cherry, as sole member.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statue.

[Signature page to follow]

IN WITNESS WHEREOF, this instrument has been executed this the 24th day of August, 2021.

GRANTORS:

949 Main, LLC, a Tennessee limited liability company

By: _____
Anthony Cherry
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Cherry, Sole Member of 949 Main, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted, and who, upon oath, did attest that he is the Sole Member of 949 Main, LLC and that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 24th day of August, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11-6-2024

Certificate of Authenticity

I, Storey Carver, 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 August 24, 2021.

Affiant Signature

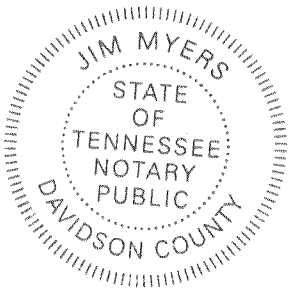
8/31/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this Tuesday, August 31, 2021

Notary's Signature



My Commission Expires: 11-6-2024

Notary's Seal (if on paper)