Karen Johnson Davidson County
Batch# 719532 DEEDQC
09/20/2021 10:00:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210920-0125755

File No.

QUITCLAIM DEED

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of September, 2021.

Notary Public My Commission Expires

MY COMMISSION EXPIRES: January 23, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way, Brentwood, TN 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – 092
Sox Rentals LLC	same as new owner	GROUP - 10 0
		PARCEL - 134.00
(NAME)	(NAME)	
7051 Hwy 70 South PMB 315		
Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

New Growth Properties LLC,

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sox Rentals LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND 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 Lot No. 22 and the easterly half of Lot No. 23 on the Plan of I.L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 and the easterly Lot No. 23 front together 75 feet on the northerly side of Georgia, formerly Torbitt Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Eric Sox by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated October 8, 2014 and filed of record October 15, 2014 in Instrument No. 20141015-0095135, Register's Office for Davidson County, Tennessee. (for value or consideration of $42,501.00) Further conveyed to New Growth Properties, LLC, by Quitclaim Deed, dated November 13, 2014 and filed of record November 26, 2014 in Instrument No. 20141126-0109090, said Register's Office.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

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 2810 Georgia Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 15 day of September, 2021.

New Growth Properties LLC,
a Tennessee limited liability company

By: Eric Sox, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Authorized Member of New Growth Properties LLC, a Tennessee limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer.

Witness my hand at office this 15 day of September, 2021.

Commission expires: My Commission Expires January 23, 2023

Notary Public

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.