QUITCLAIM DEED	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 21st DAY OF September 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GRAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Seminary Street LLC	**NEW OWNER**	
(NAME)	(NAME)	
1801 Seminary Street		**07109008500**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT IS RECORDED FOR THE PURPOSE OF REESTABLISHING THE UNDERLYING LOT LINE AND OBTAINING SEPARATE MAP AND PARCELS

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Seminary Street LLC ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Seminary Street LLC, ("Grantee") its successors and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract of parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Being Lots 190 and 191, Scruggs Subdivision Brooklyn Heights, as recorded in Book 332, Page 140, Register's Office Davidson County, Tennessee.

Said Lot 191 fronts 40 feet on the Westerly side of Kassia Street and runs back Westerly between parallel lines 140 feet to an alley.

Said Lot 190 fronts 40 feet on the Westerly side of Kassia Street and runs back 140 feet on the Southerly side to an alley and runs back 151 feet on the Northerly side alont the Southerly margin of Seminary St (formerly Brooks Ave) to an alley and measuring 96.5 feet on said alley.

Being the same property conveyed to Seminary Street, LLC by Warranty Deed from Anita Kinzer of record at Instrument No. 20210407-0046184, Register's Office Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 1801 Seminary Street, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 722986 **DEEDQC**
09/23/2021 03:11:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210923-0128190

Witness my hand this the 21 day of September, 2021.

SEMINARY STREET, LLC

Jose Reyes
Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jose Reyes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who upon oath acknowledged himself as the Authorized Signatory of Seminary Street, LLC, a limited liability company, the within named Bargainor, and that as such Authorized Signatory, executed the within instrument for the purposes therein contained by signing the name of Seminary Street, LLC as Authorized Signatory thereof.

Witness my hand and official seal this the 21 day of September, 2021.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023