Name and Address of New Owner:
Springdale Development, LLC and Richard J. Harris
4525 Harding Road
Ste 257
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 746320 DEEDQC
10/28/2021 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211028-0145222

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 082-08-0-242.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paros Group, LLC,** "the Grantor," convey and quitclaim unto **Springdale Development, LLC, a Tennessee Limited Liability Company and Richard J. Harris,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 15 on the John W. Hart's Addition to East Nashville, as shown on plat of record in Book 57, page 129, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

INCLUDED in the above described property but expressly EXCLUDED from this conveyance is 32 square feet conveyed to The Nashville Housing Authority by Deed dated February 24, 1964 and filed of record in Book 3701, page 313, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger D. Livingston, Jr. and Karla J. Livingston, husband and wife by Warranty deed from AB Starks, married of record in Instrument No. 20180119-0005798 Register's Office for Davidson County, Tennessee, dated January 17, 2018 and recorded on January 19, 2018 and Affidavit of Scrivener's Error recorded on February 08, 2018 in Instrument No. 20180208-0012914 and in Instrument No. 20210811-0108453.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Roger D. Livingston, Jr. and Karla J. Livingston of record in Instrument No. 20210817-0111343 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 17, 2021.

Being the same property conveyed to Paros Group, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210818-0111916 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 18, 2021.

Being also known as 725 Hart Lane Nashville, Tennessee 37216.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27th day of October, 2021.

PAROS GROUP, LLC

(SEAL)

By: KE QIN, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2021, before me personally appeared KE QIN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of October, 2021.

Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202110280145222

TRUE COPY CERTIFICATION

I, Amanda Young, 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 10/27/21.

Signature 10/27/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 27 day of October, 2021

Claire H Jenkins
Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY