This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File #: 1-13881-AP

Karen Johnson Davidson County
Batch# 748913 DEEDQC
11/03/2021 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211103-0147144

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 29 day of October, 2021.

Notary Public
My Commission Expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southern Spaces LLC 401 Fesslers Lane Nashville, TN 37210	New Owner	Part of: 071-15-0-219 **<u>** The purpose of this deed is to create two separate parcels.</u>

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Southern Spaces LLC, a Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **Southern Spaces LLC, a Tennessee limited liability company** ("Grantee"), its heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows:

Being Lot 94 on the Plat of The Highland Land Company's Subdivision of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lot 94 fronts 25 feet on the easterly side of Stainback Avenue and runs back parallel lines 175 feet to an alley.

Being a portion of the property conveyed to Southern Spaces LLC, a Tennessee limited liability company, by Warranty Deed from Felecia Bransford, Howard Bransford, Calvin Bransford, and Floyd Bransford, Jr., dated July 17, 2021 and recorded on September 22, 2021, of record in Instrument No. 20210922-0127551, Register's Office for Davidson County, Tennessee.

<u>The purpose of this deed is to create two separate parcels.</u>

This is improved property located at: **1321 Stainback Avenue, Nashville, TN 37207.**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2021.

GRANTOR:

Southern Spaces LLC, a Tennessee limited liability company

Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, the Manager of Southern Spaces LLC, a Tennessee limited liability company, within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces LLC and that as such Manager, he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2021.

Notary Public
My Commission expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-29-2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-29-2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** October **, 2021 .**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM