Karen Johnson Davidson County
Batch# 754344 DEEDQC
11/15/2021 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211115-0151394

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2021-2014	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 4 day of Nov. 2021. *Notary Public* *My commission expires* 4-13-25

CHERRIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Name and Address of New Owner: Jeremy Pewitt and Mica Pewitt 911 North 2nd Street Nashville, TN, 37207
Send Tax Bills To: Owner
Street Address of Subject Property: 911 North 2nd Street Nashville, TN, 37207 **Parcel ID:** 082-03-0-134.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Skyview Property Group, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Jeremy Pewitt and Mica Pewitt, husband and wife,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Benedict Land Company's Subdivision of the Lindsey Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley, as tenants by entirety by Warranty deed from Toby L. Jones, unmarried of record in Instrument No. 20040813-0098316 Register's Office for Davidson County, Tennessee, dated August 12, 2004 and recorded on August 13, 2004. (Value of consideration shown in aforementioned deed $29,500.00.)

Being a portion of the same property conveyed to Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust dated November 6, 2015 by Quitclaim deed from Robert A. O'Malley and wife, Betty R. O'Malley of record in Instrument No. 20151117-0116722 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 17, 2015. (Value or consideration as shown in aforementioned deed $1.00.)

Being a portion of the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II by Quitclaim deed from Robert A. O'Malley Revocable Trust dated November 6, 2015, Gordon W. O'Malley and George A. Street, Jr., Successor Co-Trustees of the Robert A. O'Malley Revocable Trust Dated November 6, 2015 of record in Instrument No. 20170811-0082751 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Hensley Group, LLC, A Tennessee Limited Liability Company by Warranty deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II of record in Instrument No. 20200612-0060218 Register's Office for Davidson County, Tennessee, dated June 08, 2020 and recorded on June 12, 2020. (Value or consideration as shown in aforementioned deed $165,000.00.).
Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Hensley Group, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200619-0065882 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 19, 2020. (Value of consideration shown in aforementioned deed $189,000.00.).

Being the same property conveyed to Skyview Property Group, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200623-0067264 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 23, 2020. (Value of consideration shown in aforementioned deed $203,000.00.)

Being also known as 911 North 2nd Street Nashville, Tennessee 37207.

WITNESS my hand this 4th day of November, 2021.

Jeremy Pewit

Mica Pewitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeremy Pewit and Mica Pewitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of November, 2021.

Notary Public
My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 Nov. 4, 2021.

Affiant Signature

Nov. 4, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of November 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County