Karen Johnson Davidson County
Batch# 756234 DEEDQC
11/16/2021 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211116-0152565

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jenna Nishiguchi-Meister Benjamin Smalley 622 Stanvid Dr. Nashville, TN 37216	Jenna Nishiguchi-Meister Benjamin Smalley 622 Stanvid Dr. Nashville, TN 37216	061-160.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LVK Ventures, LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto **Jenna Nishiguchi-Meister and Benjamin Smalley, Wife and Husband,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 345 on the Plan of Section II-Second Addition, Gra-Mar Acres of record in Book 3500, Page 43 and amended in Book 3643, Page 453, 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 William R. Greenleaf and Jennifer B. Greenleaf, husband and wife by Warranty deed from Carl Dixon York and Angela Dawn York, Co-Executors of the Estate of Colleen Dixon York of record in Instrument No. 20210614-0079688 Register's Office for Davidson County, Tennessee, dated June 09, 2021 and recorded on June 14, 2021.

Being the same property conveyed to LVK Ventures, LLC, a Tennessee Limited Liabilty Company by Warranty deed from William Greenleaf and Jennifer Greenleaf, Husband and Wife, of record in Instrument No. 20210628-0087139, Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on June 28, 2021.

Being also known as 622 Stanvid Drive Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
5 day of November, 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ALLISON CLAIRE GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5 day of November, 2021.

LVK Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Jenna Nishiguchi-Meister, Member

By: _____
Benjamin Smalley, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jenna Nishiguchi-Meister and Benjamin Smalley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of LVK Ventures, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal the 5 day of November, 2021.

_____
Notary Public

My Commission Expires: 09/30/2025

ALLISON CLAIRE GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/11/2021 (date of document).

Affiant Signature

11/11/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025