This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 762342 DEEDQC
11/29/2021 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211129-0157243

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 3 day of November, 2021.

Notary Public
My Commission Expires: 11-6-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chestnut Hill Capital, LLC 318 Seaboard Lane #115 Franklin, Tennessee 37067	New Owner	105-3-72

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, I, **Robert E. Wagner, a single man,** ("Grantors") do hereby quitclaim and convey unto **Chestnut Hill Capital, LLC** ("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 described as follows:

Land in Davidson County, Tennessee being described as follows:

Being part of Lot No. 19 of the Plan of John Nelson's Addition to Nashville as of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the easterly margin of Third Avenue South, formerly College Street, I60 feet North of the margin of Chestnut Street. formerly Franklin Street, thence easterly parallel to the North margin of Chestnut Street, 131 feet. more or less, to the westerly margin of an alley; thence with the margin of said alley northerly 40 feet to a point, thence westerly 131 feet, more or less, to the easterly margin of Third Avenue South; thence with

the margin of the same, southerly 40 feet to the beginning.

Being the same property conveyed to Robert E. Wagner, a single man, by Warranty deed from Nashville Housing Properties, LLC, of record in Instrument No. 20071018-0123542, Register's Office for Davidson County, Tennessee, dated October 15, 2007 and recorded on October 18, 2007.

This is ☒ improved or ☐ unimproved property located at: **1120 3rd Avenue South, Nashville, Tennessee 37210.**

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 3 day of November, 2021.

GRANTOR:

Robert E. Wagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Robert E. Wagner, the within named Grantor and 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of November, 2021.

Notary Public

Expires: 11/6/24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Spencer Lambert, do hereby make oath that I am 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 November 3, 2021

Affiant Signature

11-3-2021
Date

State of Tennessee
County of DAVIDSON

Sworn to and subscribed before me this 3 day of Nov, 2021

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

