Karen Johnson Davidson County
Batch# 765958 DEEDQC
12/02/2021 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211202-0159622

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 12 day of October, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

QUITCLAIM DEED

Address New Owner: NASH BROTHERS, LLC P.O. Box 159342 Nashville, TN 37215-2103	Send Tax Bills to: New Owner	Map Parcel No. p/o 07105016000

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASH BROTHERS, LLC, a Tennessee limited liability company** ("Grantor"), by these presents, does hereby quitclaim and convey to **NASH BROTHERS, LLC, a Tennessee limited liability company**, and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Brooklyn Heights, E.C. Scruggs Subdivision of Lots No. 18-19-20-21-29-11 & 12, in Brooklyn Plan, as shown by plat of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Nash Brothers, LLC from Glen Wallis, by deed of record in Instrument No. 20210224-0023004, dated February 12, 2021, Register's office of Davidson County, Tennessee.

This quitclaim deed is being filed for the purposes of creating an individual tax parcel for Lot 22 described above.

This is improved property known as: **1843 Meade Ave. Nashville, Tennessee 37207 ("Property")**

Said Property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[*Signatures on Following Page*]

Witness my hands this 12th day of October, 2021, the bargaining party, having cause its name to be signed hereto on said day and date.

GRANTOR:

NASH BROTHERS, LLC

By: JAMES M. PERRY, III a/k/a JIM PERRY,
Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMES M. PERRY, III a/k/a JIM PERRY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **AUTHORIZED REPRESENTATIVE** of **NASH BROTHERS, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as **AUTHORIZED REPRESENTATIVE.**

Witness my hand and official seal at office this 12th day of October 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public:
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/12/2021** (date of document).

Affiant Signature

10/12/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

