Karen Johnson Davidson County
Batch# 784331 DEEDQC
01/04/2022 11:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220104-0001196

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:
Frank E. Neal, IV Yasmeen Neal 1510 Holly Street Nashville, TN 37206	SIMMONS BANK 4220 N. RODNEY PARHAM RD STE 300 LITTLE ROCK, AR. 72212	083-13-0-372.00

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, **VB Properties, LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto **Frank E. Neal, IV and Yasmeen Neal, husband and wife**, their heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 36, Block F on the Plan of Lindsley Property of record in Chancery Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 50 feet on the Southerly margin of Holley street and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Paul Vasterling, an unmarried person and Jason M. Facio, an unmarried person by Warranty deed from Ralph A. Edwards and wife, Velma Edwards of record in Instrument No. 20010618-0064507 Register's Office for Davidson County, Tennessee, dated June 14, 2001 and recorded on June 18, 2001.

Being the same property conveyed to Jason Merrill-Facio and Paul Dane Vasterling, Trustees under the Jason Merrill-Facio and Paul Vasterling Living Trust dated November 29, 2018 by Quitclaim deed from Paul Vasterling and husband, Jason M. Facio of record in Instrument No. 20181211-0120673 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 11, 2018.

Being the same property conveyed to VB Properties, LLC, a Tennessee limited liability company by Warranty deed from Jason Merrill-Facio and Paul Dane Vasterling, Trustees of the Jason Merrill-Facio and Paul Vasterling Living Trust dated November 29, 2018 of record in Instrument No. 20200819-0093524 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 19, 2020.

Being also known as 1510 Holly Street, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
21st day of December, 2021.

Affiant

Carmen Coats
Notary Public

My commission expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2025
(Affix Seal)

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 21st day of December, 2021.

VB Properties, LLC

By: _____
Frank E. Neal, IV, Authorized 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 Frank E. Neal, IV, Authorized Member, 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 an Authorized Member of VB Properties, 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 this 21st day of December, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 12/29/2021 (date of document).

Affiant Signature

12/29/2021
Date

State of TN

County of DAVIDSON

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

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025