Karen Johnson Davidson County
Batch# 790156 DEEDQC
01/13/2022 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220113-0005492

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Analog Music, LLC 2412 Buchanan Street Nashville, TN 37208	New Owner	081-06-0-405.00

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, **David Cook and Shayna Cook, Husband and Wife**, by these presents does hereby quitclaim and convey unto **Analog Music, LLC, a New Jersey limited liability company**, his successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's office for said County; being Lot No. 7 on the Map showing subdivision of the Conrad Santi Property, not of record, described according to a survey made by Hickerson and Nickerson, Engineers, dated July 26,1963, as follow:

Beginning at a point in the Northerly margin of Buchanan Street 325 feet west of the westerly margin of 24th Avenue, North, running thence North with the line between Lot Nos. 6 and 7, 149 feet to a point in the southerly line of Lot No. 8; thence with the southerly margin of same, westwardly 49 feet to the northwest corner of Lot No. 7; thence southerly 149 feet to the northerly margin of Buchanan Street; thence with the northerly margin of same, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to David Cook and Shayna Cook, husband and wife, by Warranty Deed from Zacharty Scott Commerford, unmarried of record in Instrument No. 20210909-0120222 Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on September 8, 2021. Being the same property conveyed to Zachary Scott Commerford, unmarried, and Jenna Marie Lenig, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Mohsen Shirani of record in Instrument No. 20181204-0118223 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 04, 2018.

Being also known as 2412 Buchanan Street, Nashville, Tennessee 37208.

STATE OF NJ
COUNTY OF ESSEX

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 4th day of January, ~~2021~~ 2022

Affiant

Notary Public

My commission expires:
(Affix Seal)
8/23/2024

TANNER R SWAN
Notary Public - State of New Jersey
My Commission Expires Aug 23, 2024

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

David Cook

Shayna Cook

STATE OF NJ
COUNTY OF ESSEX

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **David Cook**, 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 this 4th day of January, 2022.

Notary Public

My Commission Expires:
August 23, 2024

TANNER R SWAN
Notary Public - State of New Jersey
My Commission Expires Aug 23, 2024

STATE OF NJ
COUNTY OF ESSEX

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Shayna Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of January, 2022.

Notary Public

My Commission Expires:
August 23, 2024

TANNER R SWAN
Notary Public - State of New Jersey
My Commission Expires Aug 23, 2024

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 01/10/2022 ____ (date of ~~document~~).

Affiant Signature

01/10/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025