**Prepared By**

Name: Matthew Floyd
Address: 2810 Luna Ave
San Diego
State: CA Zip Code: 92117

**After Recording, Mail Document To Owner/Responsible Taxpayer**

Name: Matthew Floyd
Address: 2810 Luna Ave
San Diego
State: CA Zip Code: 92117

**Tax Parcel ID #:** 091040 D00300CO

Karen Johnson Davidson County
Batch# 795176 DEEDQC
01/25/2022 01:23:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220125-0009115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 MF, Affiant
Subscribed and sworn before me this the
25 Day of January, 2022
_____, Deputy Register

Space Above This Line for Recorder's Use

## TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Zero dollars ($ 0 ) in hand paid to Matthew Floyd, a married man, residing at 2810 Luna Ave, County of San Diego, City of San Diego, State of California (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to 1144 39th Ave N LLC, a TN Limited Liability Company, residing at STEB 5810 Shelby Oaks Dr. County of Shelby, City of Memphis, State of Tennessee (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

See exhibit A

**[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]**

~~**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,~~

MF

lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature

Matthew Floyd
Grantor's Name

2810 Luna Ave
Address

San Diego, CA 92117
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

**In Witness Whereof,**

Witness's Signature

Jaida Kline
Witness's Name

2817 west end Ave ste 126
Address

Nashville, TN 37203
City, State & Zip

Witness's Signature

Katrina Roberts
Witness's Name

2817 westend Ave ste 126
Address

Nashville, tn
City, State & Zip

STATE OF TENNESSEE)

COUNTY OF Davidson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew T. Floyd whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 25 day of January, 2022.

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/06/2024

## EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. C, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3837 Dr. Walter S. David Boulevard, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180612- 0056534 and Amended in Instrument No. 20180702-0063573 and being shown on Plat attached thereto as Exhibit "B", 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 Anchored Developments LLC, a Tennessee Limited Liability Company by Warranty deed from Josh Hellmer, married of record in Instrument No. 20180501-0040826 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 01, 2018.

Being a portion of the same property conveyed to Hensley Group, LLC by Quitclaim deed from Anchored Developments, LLC of record in Instrument No. 20190114-0003406 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on January 14, 2019.

Being also known as 1144 C 39th Avenue North Nashville, TN 37209.

Being the same property conveyed to Grantee(s) by Deed recorded simultaneously herewith in Book _____, Page _____, or Instrument #_____202110290145755
Register's Office for Said County.