QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 798564 DEEDQC
02/01/2022 02:29:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220201-0011713

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 28 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (& return to):
Rudy and Partners, PLLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Build Up Investments, LLC	**New Owner**	
(NAME) **P.O. Box 111411**	(NAME)	**072-11-0-426.00**
(ADDRESS) **Nashville, TN 37222**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL P. KENDRICK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BUILD UP INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the plan of Waters Place, of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 93 which is a corner lot, fronts 56.0 feet on the easterly margin of Riverside Drive and extends back between parallel lines 160 feet along the southerly margin of Hanover Avenue to a dead line at a 12 foot alley.

Being the same property conveyed to Daniel P. Kendrick by Quitclaim Deed from JDUCK, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211216-0166626, Register's Office for Davidson County, Tennessee.

Said property is not and has never been the Grantor's primary residence.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2123 Riverside Dr, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 28 day of January, 2022.

Daniel P. Kendrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL P. KENDRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 of January, 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

