QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on January 19, 2022.

NOTARY PUBLIC Jonathan Wobbrock

My Commission Expires: 03/06/2024

JONATHAN WOBBROCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and for the benefit of a title search.

Karen Johnson Davidson County
Batch# 798597 DEEDQC
02/01/2022 02:59:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220201-0011757

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Caruthers LLC 1001 Caruthers Ave Nashville, TN 37204	Same as New Owner	118 01 0 184.00

KNOW ALL MEN BY THESE PRESENTS that Kelsey K. Brown, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Caruthers LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Beginning at the Southwest comer of 10th Avenue South, formerly Pomeroy and Caruthers Avenue; thence Southerly along the Westerly margin of 10th Avenue South, 105 feet, more or less to a point 73 feet North of the Northerly margin of an alley; thence Westerly 82 feet more or less to a point in the Easterly boundary line of a tract of land conveyed to A. B. Thack, by deed from C. T. Breene, et al, said point being 73 feet North of the Northerly margin of said alley; thence Northerly with the Easterly margin of the A. B. Thack property 105 feet more or less to the Southerly margin of Caruthers A venue; thence with the Southerly margin of Caruthers Avenue, Easterly 82.5 feet to the point of beginning.

Being the same property conveyed to Kelsey K. Brown by Warranty Deed from Robert Wheatley, a married man and Andrea Wheatley, unmarried woman, dated June 17, 2021 and recorded June 22, 2021, of record in Instrument No. 20210622-0083696, Register's Office for Davidson County, Tennessee.

This is improved property known as 1001 Caruthers Ave, Nashville, Tennessee 37204.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on January 19, 2022

Kelsey K. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Kelsey K. Brown, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Owner of Caruthers LLC, the within named bargainor, and that she as such Owner executed the foregoing instrument for the purposes therein contained, by signing for Caruthers LLC by herself as Owner.

WITNESS MY HAND AND OFFICIAL SEAL, this 01/19/22.

My commission expires: 03/06/2024

Jonathan Wobbrock

JONATHAN WOBBROCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY