Name and Address of New Owner:
314 Duke ST, LLC
2082B Whitney Avenue
Nashville, TN 37210-4620

Karen Johnson Davidson County
Batch# 838724 DEEDQC
04/12/2022 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220412-0042427

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel Nos: 071-08-0-049 and 071-08-0-048

PLEASE COMBINE PROPERTY INTO ONE MAP/PARCEL NUMBER

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wendy Bradley, Sally Barkley and Kenneth Perkins,** "the Grantors," convey and quitclaim unto **314 DUKE ST, LLC, a Tennessee limited liability company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract One:

Being the East one-half of Lot No. 65 and the West one-half of Lot No. 64 and the northeast part of Lot No. 50 and the northwest part of Lot No. 51 o the map of JB Haynie's Oriental Plan of record in Book 161, pages 26-27, Register's Office for Davidson County, Tennessee.

Said parts of Lots adjoin and front together 100 feet on the South said of Duke Street and runs back between lines 110 feet.

Tract Two:

Being the Easterly one-half Lot Number 64 on he Map of J.B. Haynie's Oriental Plat of lots as of record in Book 161, pages 26-27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendy Bradley and Sally Barkley and Kenneth Perkins by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company dated 12/2/2021 and filed of record in Instrument No. 20211215-0165450, in the Register's Office for Davidson County, Tennessee.

Unimproved property known as: 314 & 316 Duke St., Nashville, TN 37207

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22 day of March, 2022.

Wendy Bradley

Sally Barkley

Kenneth Perkins

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Wendy Bradley, Sally Barkley and Kenneth Perkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of March, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public
My commission expires: 11/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of March, 2022.

Notary Public
My commission expires: 11/3/25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/22/22 (date of document).

Affiant Signature

4/1/22

Date

State of Tennessee

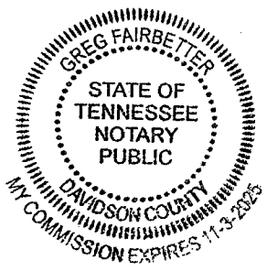
County of Davidson

Sworn to and subscribed before me this 1st day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212