This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 842498 DEEDQC
04/20/2022 10:15:25 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220420-0045557

FROM:	THE LIVERY AT 5TH AND MONROE, LLC, a Tennessee limited liability company, its successors and assigns (the **"Grantor"**)
TO:	JAMES B. CREASON and JEREMY T. CREASON, as joint tenants with right of survivorship, their successors and assigns (the **"Grantee"**)

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map / Parcel No.:
JAMES B. CREASON JEREMY T. CREASON 1231 5th Avenue North Nashville, Tennessee 37208	(new owner)	082-09-0-291.00

QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

ANDREA R BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Sworn to and subscribed before me, this 19th day of April, 2022.

Notary Public

My Commission Expires: 3-7-2023

WHEREAS:

A. By Warranty Deed of record as Instrument Number 20190903-0088736, in the Register's Office for Davidson County, Tennessee, THE LIVERY AT 5TH AND MONROE, LLC, a Tennessee limited liability company, acquired title to the property described therein (the "Property").

B. **THE LIVERY AT 5TH AND MONROE, LLC, a Tennessee limited liability company,** shall be referred herein to as the "**Grantor**".

C. Grantor wishes to convey title to the Property to **JAMES B. CREASON and JEREMY T. CREASON, as joint tenants with right of survivorship,** (collectively the "**Grantees**").

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby quitclaim and convey unto Grantees all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

The Property is improved property believed to be commonly known as 1231 5th Avenue North, in Nashville, Davidson County, Tennessee, but such address is not part of the legal description, and in the event of any discrepancy, the legal description set forth on Exhibit A hereto shall control, and is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

THE LIVERY AT 5TH AND MONROE, LLC,
a Tennessee limited liability company

By: _____
James B. Creason, its Manager

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

DOUG NALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Before me, a Notary Public of said County and State, personally appeared JAMES B. CREASON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of THE LIVERY AT 5TH AND MONROE, LLC, the within named Grantor, a Tennessee limited liability company, and that he as such Manager executed the foregoing *Quitclaim Deed* for the purposes therein contained, by signing the name of the limited liability company by himself as its Manager.

WITNESS my hand and seal this 19th day April, 2022.

Doug Nall
Notary Public

My Commission Expires: June 24, 2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being North 12 feet of the South 87 feet of Lot No. 1 on the Plan of Map of Rattermans Subdivision of Lots No. 87, 88, 89, and 98 of the D.T. McGavocks Plan of record in Plat Book 161, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 32 feet on the Westerly side of 5th Avenue North formerly Summer Street, and runs back between parallel lines 170.9 feet to an alley.

Being the same property conveyed to The Livery at 5th and Monroe, LLC, a Tennessee limited liability company by Warranty Deed from John T. Horton, unmarried of record in Instrument No. 20190903-0088736 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on September 03, 2019.

(Legal description taken from that Modification to Deed of Trust dated November 25, 2020, which appears of record as Instrument Number 20201125-0138588 in the Register's Office for Davidson County, Tennessee.)