Karen Johnson Davidson County
Batch# 843414 DEEDQC
04/21/2022 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220421-0046134

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

ARK
Affiant

Subscribed and sworn to before me, this the 5th day of APRIL, 2022.

Notary Public

My commission expires: 4/1/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Core Holdings, LLC 2206 21st Avenue, Suite 200 Nashville, Tennessee 37212	New Owner	105-07-0-134.00 105-07-0-135.00

The purpose of this Quitclaim Deed is to consolidate the tax parcels referenced above into a single tax parcel.

FOR AND IN CONSIDERATION of the sum of $0.00, CORE HOLDINGS, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto CORE HOLDINGS, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 1321 and 1323 Pillow Street, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 30 day of March, 2022.

CORE HOLDINGS, LLC
a Tennessee limited liability company

By: _____

Name: Mark Deutschmann

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Deutschmann, 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 President of Core Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that as such President of Core Holdings, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Core Holdings, LLC as President of Core Holdings, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30 day of March 2022.

_____
NOTARY PUBLIC

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

My Commission Expires: _____

Exhibit A

Legal Description

Land in Davidson County, Tennessee being the Southerly 100 feet of the easterly part of Block "F" on the Plan of the Merritt-Hagan Land in South Nashville, of record in Minute Book N, Page 241, County Court, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

A portion being the same property conveyed to Core Holdings, LLC by Robert E. Orrall and Christine Leverone Orrall, husband and wife, and Justine Orrall, unmarried, by deed dated June 23, 2021, of record in Instrument No. 20210625-0086501, in the Register's Office of Davidson County, Tennessee.

And the remaining portion being the same property conveyed to Core Holdings, LLC by Wayne Russell and Carol S. Russell, husband and wife, by deed dated June 23, 2021, of record in Instrument No. 20210625-0086483, in the Register's Office of Davidson County, Tennessee.

For informational purposes only: The legal description above includes the two tax parcels which were previously described as follows:

Parcel 1:

Land in Davidson County, Tennessee being the Northerly 50 feet of the Southerly 100 feet of the Easterly part of Block "F" on the plan of the Merritt-Hagan land in South Nashville, as of record in Minute Book N, Page 241, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Core Holdings, LLC by Robert E. Orrall and Christine Leverone Orrall, husband and wife, and Justine Orrall, unmarried, by deed dated June 23, 2021, of record in Instrument No. 20210625-0086501, in the Register's Office of Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee being the southerly 50 feet of the easterly part of Block "F" on the Plan of Merritt-Hagan Land in South Nashville, of record in Minute Book N, Page 241, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Core Holdings, LLC by Wayne Russell and Carol S. Russell, husband and wife, by deed dated June 23, 2021, of record in Instrument No. 20210625-0086483, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Aaron R. Kaalberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

ARK

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of April 2022, personally appeared before me, MARK A. KREBS _____, a notary public for this county and state, Aaron R. Kaalberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/24

