Karen Johnson Davidson County
Batch# 845820 DEEDQC
04/26/2022 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220426-0047950

PROPERTY TAX INFORMATION:

OWNER: Music City Properties Partnership
2035 Clifton Johnston Ct
Nolensville, TN
37135

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130
From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

Map/Parcel: 081-11-0-468 & 083-06-0-412

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **George Hanna,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **Music City Properties Partnership,** its successors and assigns, forever, all of his interest in and to that certain tract or parcel of real estate lying in Davidson County, Tennessee, and being further described as follows:

1703 11th Avenue North, Nashville, TN 37208
Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Hanna by Deed dated August 27, 2020 from Tonya M. Epps, a single woman, recorded August 28, 2020, in Instrument Number 20200828-0097963, in the Official Records of Davidson County, Tennessee.

Being also known as 1703 11th Avenue North Nashville, Tennessee 37208

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

502 North 16th Street A&B, Nashville, TN 37206
LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of J.J. Tamble Tract Subdivision, as of record in Book 4595, Page 59, Register's office for said County.

Said Lot No. 2 fronts 49.7 feet on the westerly side of North 16th Street and extends back 207.55 feet on the northerly line and 207.2 feet on the southerly line to a dead line measuring 49.7 feet thereon.

Being the same property conveyed to George Hanna, a married man by Deed dated August 4, 2020 from Delores Sanders, a single woman, recorded August 5, 2020, in Instrument Number 20200805-0086554, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved property known as 502 N 16th Street A & B, Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 19th day of April, 2022.

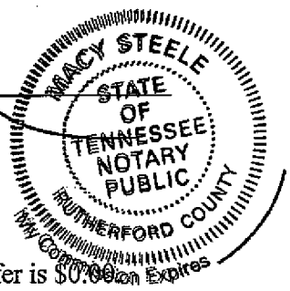
George Hanna

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid **George Hanna**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (QuitClaim Deed) and further acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at Office, this 19th day of April, 2022.

NOTARY



My Commission Expires: February 24, 2026

AFFIDAVIT OF VALUE

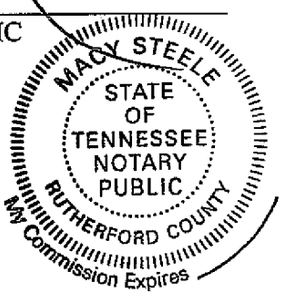
I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: February 24, 2026



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 4/19/22. (Date of Document)

Affiant Signature

Date: 4/19/22

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 19 day of April, 2022

MACY STEELE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

Notary Public

My Commission Expires: 2/24/26