Karen Johnson Davidson County
Batch# 848308 DEEDQC
04/29/2022 01:06:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220429-0050126

QUITCLAIM DEED

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL 2022.

Notary Public

MY COMMISSION EXPIRES: 9/8/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lockland Law Group, LLC
204 South 11th Street
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
222 OZ, LLC	**Same as New Owner**	
(NAME)	(NAME)	**105-03-0-037**
917 Southside Place		**105-03-0-036**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **222 OZ, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **222 OZ, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

***** THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE MAP & PARCEL NUMBERS INTO ONE MAP AND PARCEL NUMBER. *****

Tract I: **Map/Parcel** 105-03-0-037: 1117 3rd Avenue South, Nashville, Tennessee 37210

Land in Davidson County, Tennessee, being the North part of the property recorded in Deed Book 56, page 422, Register's Office for Davidson County, Tennessee, which is the South part of Lot 17 and the North part of Lot 18, W.W. Sullivan's Subdivision, as of record in Book 8, Page 147, Register's Office for Davidson County, Tennessee.

Beginning at a stake located in the West margin of 3rd Avenue, South, 181.7 feet North from the North margin of Chestnut Street; thence, running the following courses and distances: South 58 degrees 15 minutes West 142.8 feet to a stake located in the East margin of an alley; thence, North 32 degrees 15 minutes West with the East margin of said alley, 32 feet to a stake; thence, North 85 degrees 15 minutes East, 142.8 feet to a stake located in the West margin of 3rd Avenue, South: thence, South 32 degrees 15 minutes East with the West margin of 3rd Avenue, South, 32.0 feet to the point of beginning.

Being the same property conveyed to Saunders Properties, LLC, a Tennessee limited liability company by Warranty Deed from Christine Marsh, an unmarried person, of record in Instrument No. 20060817-0101459 in the Register's Office for Davidson County, Tennessee, dated August 15, 2006 and recorded on August 17, 2006.

The grantee in the aforementioned deed was incorrectly stated as Saunders Properties, LLC, and should have been stated as Saunders Rental Properties, LLC. A Quitclaim Deed of Correction was recorded in Instrument No. 20200522-0053535 in the Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on May 22, 2020.

Being the same property conveyed to Halcyon Bike Shop, LLC, a Tennessee limited liability company by Warranty Deed from Saunders Rental Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200522-0053536 in the Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on May 22, 2020.

Being the same property conveyed to 222 OZ, LLC, a Tennessee limited liability company, by Warranty Deed from Halcyon Bike Shop, LLC, a Tennessee limited liability company, of record in Instrument No. 20211006-0134498 in the Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 6, 2021.

This is improved property known as: 1117 3rd Avenue South, Nashville, Tennessee 37210.

Tract II: **Map/Parcel** 105-03-0-036: 1119 3rd Avenue South, Nashville, Tennessee 37210

Being the south part of the property recorded in Deed Book 56, Page 422, Register's Office for Davidson County, Tennessee, which is the south part of Lot No. 17 and the north part of Lot No. 18, W.W. Sullivan's Subdivision, of record in Book 8, Page 147, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake located in the west margin of Third Avenue South, 150 feet North from the north margin of Chestnut Street, running thence the following courses and distances:

South 58 deg. 15' West for a distance of 142.8 feet to a stake located in the east margin of an alley, thence North 32 deg. 15' West with the east margin of said alley, 31.7 feet to a stake; thence North 85 deg. 15' East for a distance of 142.8 feet to a stake located in the west margin of Third Avenue, South; thence South 32 deg. 15' East with the west margin of Third Avenue, South 31.7 feet to the beginning.

Being the same property conveyed to Terrell Starks, unmarried, by Warranty Deed from Lyndon F. Bostic, unmarried, of record in instrument No. 20030408-0046541.

Being the same property conveyed to 222 OZ, LLC, a Tennessee limited liability company, by Warranty Deed from Terrell Starks, of record in Instrument No. 20210812-0109098 in the Register's Office for Davidson County, Tennessee, dated August 11, 2021, and recorded on August 12, 2021.

This is a part of unimproved property known as 1119 3rd Avenue South, Nashville, TN 37210.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand this the 29 day of April 2022.

222 OZ, LLC
A Tennessee limited liability company

By: _____
Marc Mariani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Marc Mariani**, 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 Sole Member of 222 OZ, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29 day of April, 2022.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025