This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16685-AP

Karen Johnson Davidson County
Batch# 851677 DEEDQC
05/06/2022 11:02:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220506-0052456

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 29th day of April, 2022.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.6.2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Grandote Investments, LLC 618 Hamilton Ave Nashville, TN 37203	New Owner	105-13-085.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Gunnison Investments, LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **Grandote Investments, LLC, a Tennessee limited liability company** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Belmont Land Company's Property called Belmont Heights of record in Plat Book 421, Page 34, 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 Gunnison Investments LLC, a Tennessee limited liability company by Warranty Deed from Thomas G. Favreau and wife, Catherine C. Favreau, dated October 30, 2020, recorded November , 2020, of record in Instrument No. 20201109-0131238, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1501 Linden Avenue, Nashville, TN 37212**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2022

GRANTOR:

Gunnison Investments, LLC
a Tennessee limited liability company

By: _____
Brian Layton, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Layton the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the member of Gunnison Investments, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2022.

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM