Karen Johnson Davidson County
Batch# 857108 DEEDQC
05/17/2022 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220517-0056738

This instrument prepared by:

Bass, Berry & Sims PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map and Parcel
CET Strategic Realty Partners, LLC c/o Terri Minton 335 Tillman Drive Mt. Juliet, Tennessee 37122	Same	093064046.00 Davidson County

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Charles E. (Sonny) Tillman, hereby quitclaims, transfers and conveys all of his right, title and interest in and to the following described property to CET Strategic Realty Partners, LLC, a Tennessee limited liability company, said property being a certain parcel of land in the Davidson County, Tennessee more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 1 on the Map of the first plan of Davidson Academy College Lots, not of record, described as follows:

Land in Davidson County, Tennessee being part of lot No. 1 on the First plan of Davidson Academy lots, not of record, described according to a copy of a survey thereof made October 15, 1936, by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the south margin of Broad Street 65 feet 8½ inches west of the true property line at the southwest corner of Broad Street and 2nd Avenue South as shown by said survey; thence with the south margin of Broad Street westwardly 20 feet 11 inches; thence southwardly 147 feet to a point; thence eastwardly parallel to Broad Street 20 feet 11 inches to a point; northwardly parallel to the first line 147 feet to the point of beginning.

Being the same property conveyed to Charles E. (Sonny) Tillman, by Quitclaim Deed from Norma (Mott) Tillman dated September 1, 2000, of record at Instrument No. 20000928-0096253, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 207 Broadway, Nashville, Tennessee 37201.

IN TESTIMONY WHEREOF, the grantor has executed this deed on the 2nd day of May, 2022.

Jessi Minton POA for Charles
Charles E. (Sonny) Tillman

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Charles E. (Sonny) Tillman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2022.

Alyssa Parsley
Notary Public

My Commission Expires: Jan 5, 2026

ALYSSA PARSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 9th day of May, 2022.

Jennifer Roberts
Notary Public

My Commission Expires: September 8, 2025

32625560.1

JENNIFER ROBERTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Sept. 08, 2025

Tennessee Certification of Electronic Document

I, Aubrey Burns, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 2, 2022 (date of document).

Aubrey Burns
Affiant Signature

May 9, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of May, 2022.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

