Karen Johnson Davidson County
Batch# 859050 DEEDQC
05/19/2022 11:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220519-0058060

Commitment Number: TN22106939

After Recording, Send To:
Boston National Title Agency
400 Rouser RD
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN22106939.

New Property Owner/Mail Tax Statements To:
First Value Investors LLC, a Florida Limited Liability Company, 241 Bradley Place, Palm Beach, FL 33480

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117 06 0 116.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

First Value Investors LLC, a Delaware Limited Liability Company, hereinafter grantor, whose tax-mailing address is **241 Bradley Place, Palm Beach, FL 33480**, for $**0.00)Zero Dollars and** Zero Cents) in consideration paid, grants and quitclaims to **First Value Investors LLC, a Florida Limited Liability Company**, hereinafter grantee, whose tax mailing address is **241 Bradley Place, Palm Beach, FL 33480**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 74 FEET OF LOT NO. 37 AND THE WESTERLY 126 FEET OF LOT NO. 38 ON THE PLAT OF HILLSBORO HEIGHTS, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W. D. SOUTHGATE, ENGINEER, DECEMBER 26, 1912, AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF WOODMONT, FORMERLY CONCRETE, BOULEVARD,

AT A POINT 526 FEET EAST OF THE CENTER LINE OF 23 AVENUE, SOUTH, SAID POINT BEING THE SOUTHEAST CORNER OF THE G.B. DOUGHERTY PROPERTY; THENCE WITH THE NORTHERLY MARGIN OF SAID BOULEVARD, EASTWARDLY 200 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO A.K. HEAD BY DEED FROM LOIATTE HAMPTON HUME, ET AL, OF RECORD IN BOOK 1140, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID HEAD'S WESTERLY LINE, NORTHWARDLY 366.5 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LOT NO. 20; THENCE WITH THE SOUTHERLY LINE OF LOTS NOS. 20 AND 21, WESTWARDLY 200 FEET TO THE NORTHEAST CORNER OF SAID DOUGHERTY PROPERTY; THENCE WITH THE EASTERLY LINE OF SAME, SOUTHWARDLY 367 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
Property Address is: 2108 Woodmont Blvd., Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20170124-0007519 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117 06 0 116.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on May 9, 2022:

First Value Investors LLC, a Delaware Limited Liability Company

By: Oliver R Grace Jr. Oliver R Grace President
Its: President

First Value Investors LLC, a Delaware Limited Liability Company

By: PBH Spa Oliver R Grace Manager
Its: Manager

STATE OF Florida
COUNTY OF Martin
The foregoing instrument was acknowledged before me on 5-9, 2022 by Oliver R Grace Jr. its President and PBH Spa its Manager on behalf of **First Value Investors LLC, a Delaware Limited Liability Company** who is personally known to me or has produced his license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Lawrence Merwin
Notary Public

LAWRENCE J MERWIN
Notary Public - State of Florida
Commission # HH 077491
My Comm. Expires Mar 13, 2025
Bonded through National Notary Assn.

State of Florida
County of Martin

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $**0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9th day of May, 2022.

Affiant

Oliver R Grace Jr
Print Name

(Seal)

Notary Public

My commission expires:

3.13.2025

Lawrence J Merwin
Print Name

Notary Public, State of FL
HH 77491

CTIC# _____

LAWRENCE J MERWIN
Notary Public - State of Florida
Commission # HH 077491
My Comm. Expires Mar 13, 2025
Bonded through National Notary Assn.

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 9, 2022** .

Affiant Signature

MAY 9, 2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **9TH** day of **MAY**, 20**22**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462