Name and Address of New Owner:
South 13th Partnership JV
PO Box 160591
Nashville TN 37216

Send Tax Bills To:
South 13th Partnership JV
PO Box 160591
Nashville TN 37216

Karen Johnson Davidson County
Batch# 861991 DEEDQC
05/24/2022 01:34:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220524-0060212

This Instrument Prepared By:

Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 119-13-0-183.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patrick L. Mickler and wife, Lois J. Mickler and Coordination Plus, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **South 13th Partnership JV,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE MAP OF COLLEGE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY.
>
> SAID LOT NO 75 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MORTON STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF MYRTLE AVENUE, 169 FEET TO AN ALLEY.
>
> Being the same property conveyed to Patrick L. Mickler and wife, Lois J. Mickler and Ryan Derek Arnett, married by Warranty Deed from First Jordan, FLP, as Trustee of the 501 Morton Avenue Trust of record as Instrument No. 20130128-0008950 in the Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded January 28, 2013.
>
> Being the same property conveyed to Coordination Plus, LLC, a Tennessee limited liability company by Quit Claim Deed from Ryan Derek Arnett, married of record as Instrument No. 20171107-0114555 in the Register's Office for Davidson County, Tennessee, dated November 6, 2017 and recorded on November 7, 2017.
>
> Being also known as 501 Morton Avenue, Nashville, TN 37211 / Parcel No. 119-13-0-183.00

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29th day of April, 2022.

_____(SEAL)
Patrick L. Mickler

Lois J Mickler (SEAL)
Lois J. Mickler

Coordination Plus, LLC

Virginia N Pitts (SEAL)
By: Virginia N Pitts
As: Authorized Member

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Rabun

On this 29th day of April, 2022, before me personally appeared **Patrick L. Mickler and Lois J. Mickler**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of April, 2022.

William C Sharpton
Notary Public - State of Georgia
Rabun County
My Commission Expires Jan 10, 2023

Notary Signature
My commission expires: 01/10/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Virginia N. Pitts, whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Authorized Member of Coordination Plus, LLC, and that he/she being authorized to do so in his capacity as Authorized Member, executed the foregoing instrument for the purpose therein contained by signing on behalf of Coordination Plus, LLC.

Witness my hand, at office, this 12th day of May, 2022.

NOTARY Signature
MY COMMISSION EXPIRES: 03/25/2023

Whitney Munn
State of Tennessee Notary Public
Williamson County
My Commission Expires 03/25/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that 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.

Kristin D Pitts
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of May, 2022.

Whitney Munn
Notary Signature
My commission expires: 03/25/2023

