QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May 2022.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
H&S Ventures Properties, LLC	**New Owner**	
(NAME)	(NAME)	
2925 Claymille Blvd.		
(ADDRESS)	(ADDRESS)	**Tract 1: 105134I00100CO** **Tract 2: 105134I00200CO**
Nashville, TN 37207-3126		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **SYLVIA HOLT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **H&S VENTURES PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

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

Karen Johnson Davidson County
Batch# 862000 **DEEDQC**
05/24/2022 01:43:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220524-0060222

Witness my hand (s) this the 20 day of May, 2022.

Sylvia E. Holt

Sylvia Holt

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SYLVIA HOLT,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May 2022.

Notary Public

My Commission Expires: May 7, 2024

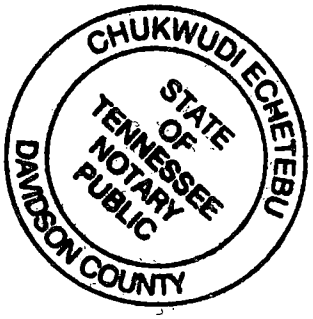


Exhibit A

Tract 1:

A tract or parcel of land lying in Davidson County, State of Tennessee, described as follows, to-wit:

Being **Unit A**, on the Horizontal Property Regime as shown on the Plan of "924 Caruthers Avenue" as described in the "Declaration of Covenants, Conditions and Restrictions for Ninetwentyfour Caruthers Avenue", on Exhibit B, and recorded in Instrument 20201113-0134088, Register's Office for Davidson County, Tennessee.

Being Part of the same property vested in Sylvia E. Holt, unmarried, by Final Order, of record in Book 7147, page 797, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 924A Caruthers Avenue, Nashville, TN 37204.

Tract 2:

A tract or parcel of land lying in Davidson County, State of Tennessee, described as follows, to-wit:

Being **Unit B**, on the Horizontal Property Regime as shown on the Plan of "924 Caruthers Avenue" as described in the "Declaration of Covenants, Conditions and Restrictions for Ninetwentyfour Caruthers Avenue", on Exhibit B, and recorded in Instrument 20201113-0134088, Register's Office for Davidson County, Tennessee.

Being Part of the same property vested in Sylvia E. Holt, unmarried, by Final Order, of record in Book 7147, page 797, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 924A Caruthers Avenue, Nashville, TN 37204.