QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 863120 **DEEDQC**
05/26/2022 12:22:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220526-0061385

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

SETH CLINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public

MY COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1212 N 2ND STREET LLC (NAME)	**NEW OWNER** (NAME)	**07115031600**
7265 Highway 25 E Cross Plains, TN 37049 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of May, 2022, the undersigned, **DAVID DEROSE, JR., A SINGLE MAN**, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and quitclaim to **1212 N 2ND STREET LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY**, having an address of **1212 NORTH SECOND STREET, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

Being Lot No. 132 in Sharpe and Horn's Section Addition to Northeast Nashville of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Derose, Jr., a Single Man, by Warranty Deed dated the 22nd day of December, 2021, from Music City Holdings, LLC, a Texas Limited Liability Company, of record in as Instrument Number 20220113-0005483, in the Register's Office of Davidson County, Tennessee, and recorded on the 13th day of January, 2022.

This improved, real property being more commonly known as 1212 North Second Street, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 24th day of May, 2022.

GRANTOR: DAVID DEROSE, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DAVID DEROSE, JR.**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of May, 2022.

Notary Public

3/7/2023
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY