Karen Johnson Davidson County
Batch# 864681 DEEDQC
05/31/2022 10:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220531-0062379

QUITCLAIM DEED

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF ~~August~~ September, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-708

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vermillion Property & Design	Same as Owner	071 12 0 286.00
(NAME) 909 Fatherland St	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vermillion Property & Design,** a Tennessee general partnership, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Vermillion Property & Design**, a Tennessee general partnership (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Being Lot No.7 on the Plan of T.I. Ward Resubdivision of Lots Nos. 27 thru 34, 37 thru 49 in Williams and Hayes Company Belleview Plan as of record in Plat Book 974, Page 48, in the Register's Office for Davidson County, Tennessee.

Said Lot No.7 fronts 50 feet on the Easterly side of Montgomery Street and runs back between parallel lines 200 feet to the West line of Lot No. 60.

Being the same property conveyed to Vermillion Property & Design, a General Partnership in Tennessee composed of Karol F. Grace, Frank Grace, Jr. and Robert W. Grace, by Quitclaim Deed from Vermillion Property & Design LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170223-0018382, in the Register Office of Davidson County, Tennessee, dated February 22, 2017 and recorded on February 23, 2017.

This is improved property located at 1509 Montgomery Avenue, Nashville, TN 37207.

The purpose of this Deed is to document in the public records that Karol F. Grace and Frank Grace, Jr., have no interest in Vermillion Property & Design, a Tennessee general partnership, or the Property.

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This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 3 day of ~~August~~ September, 2021.

GRANTOR:

Vermillion Property & Design,
a Tennessee general partnership

By: _____
Robert W. Grace, Partner

By: _____
Janet Grace, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Robert W. Grace and Janet Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the partners of Vermillion Property & Design, a Tennessee general partnership, the within named grantor, and that they executed the foregoing instrument for the purposes therein contained as the partners of said partnership

WITNESS my hand, at office, this 3 day of ~~August~~ September, 2021.

_____
Notary Public

JOSEPH T. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

My Commission Expires: 7-3-2023

TRUE COPY CERTIFICATION

I, Matthew Noggle, 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 September 8, 2021.

Signature
Date: September 8, 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of September, 2021 personally appeared before me, a notary public for the State aforesaid, Matthew Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD