BOX 10-A

Karen Johnson Davidson County
Batch# 865508 DEEDQC
06/01/2022 10:03:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220601-0063048

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Speak Easty, LLC 2015 Greenwood Ave. Nashville, TN 37206	New Owner	08306038200

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid WE, **Summer Edeen, unmarried and Josh Sweat, unmarried** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Speak Easty, LLC, a Tennessee limited liability company,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Being the east 20.5 feet of Lot No. 8 and the west 19.5 feet of Lot No. 7 on the Plan of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said parts of said lots adjoin and front together 40 feet on the south side of Eastland Avenue and run back 137.6 feet on the east lien and 138 feet on the west lien to an alley in the rear measuring 40 feet thereon.

Being the same property conveyed to Summer Edeen and Josh Sweat as tenants in common by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, recorded on the 14th day of January 2022 of record in Instrument No. 20220114-0006181 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property is known as 1920 Eastland Avenue, Nashville, TN 37206

Witness my hand this 25 day of May, 2022

SUMMER EDEEN

JOSH SWEAT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Summer Edeen and Josh Sweat with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of May, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26 day of May, 2022.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025