This Instrument Prepared by:
DOMINIC J. LEONARDO
603 Woodland Street
Nashville, TN 37206
615-259-1214

Karen Johnson Davidson County
Batch# 874912 DEEDQC
06/21/2022 12:58:41 PM 2 pgs
Fees: $13.00 Taxes: $296.00
20220621-0070473

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
ANNELL PROPERTIES, LLC 1811 Glade St. Nashville, TN 37206	ANNELL PROPERTIES, LLC 1811 Glade St. Nashville, TN 37206	Map 071 Parcel 050 Zone 221.00

FOR AND IN CONSIDERATION of **EIGHTY THOUSAND DOLLARS ($80,000)** and other good and valuable consideration, **SUPERIOR HOLDING & DEVELOPMENT, INC.** ("Grantor") by these presents do hereby quitclaim and convey to **ANNELL PROPERTIES, LLC** ("Grantee"), its heirs, successors and assigns, a certain parcel or tract of land in Davidson County, Tennessee described as follows:

> Being Lot No. 109 on map of Brooklyn Heights as recorded in Book 332, Page 140 of the Register's Office for Davidson County, Tennessee. Said Lot 109 fronts 40 of the southerly side of Glade Avenue and extends back southerly between parallel lines 140 feet to an alley. This is improved property known as 0 Glade St., Nashville, Tennessee.
>
> Being the same property conveyed to Superior Holding & Development, Inc. by deed from Milton Bowers, Sr. of record in Instrument 20070126-0011120, Register's Office for Davidson County, Tennessee.

The above described tract is conveyed subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This Deed is prepared from information of a prior deed furnished by the Davidson County Assessor of Taxes and a search of the Circuit Court Clerk for Davidson County, Tennessee without the benefit of a survey. Additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property known as: 1811 Glade St., Nashville, TN 37206.

Witness my hand this 7 day of June, 2022.

SUPERIOR HOLDING & DEVELOPMENT, INC.

Karen R. Bowers

By: KAREN R. BOWERS
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, in the year 2022, personally appeared before me **KAREN R. BOWERS** whose identity is personally known to me (or proven on the basis of name of document signer satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the President for **SUPERIOR HOLDING & DEVELOPMENT, INC.**. of Nashville, Tennessee and that said document was title of office name of corporation signed by her on behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said **KAREN R. BOWERS** acknowledged to me that name of document signer of said Corporation executed the same as President.

Witness my hand and official seal at Nashville, Tennessee this 7 day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 11-8-22

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

SEAL

※ ※ ※ ※ ※

The actual consideration or value whichever is greater for this transfer is $80,000.

Karen R. Bowers

AFFIANT

Sworn to and subscribed before me this 7th day of June, 2022.

NOTARY PUBLIC
My Commission expires: 11-8-22

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

SEAL