Karen Johnson Davidson County
Batch# 877125 DEEDQC
06/24/2022 10:21:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220624-0072302

This instrument was prepared by:

Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Arrow House, LLC 3430 Woodmont Blvd. Nashville, TN 37215	Arrow House, LLC 3430 Woodmont Blvd. Nashville, TN 37215	105 16 0 271.00 105 16 0 272.00 105 16 0 273.00 105 16 0 274.00

QUITCLAIM DEED

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, **PENCIL AND PAPER DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **ARROW HOUSE, LLC**, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 2214, 2216, 2218 and 2220 Dunn Avenue, Nashville, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Amie Ligon
Affiant

Subscribed and sworn to me this 22 day of June, 2022.

Brooke Formosa
NOTARY PUBLIC
My Commission Expires: 9/6/22

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed effective as of the ____ day of June, 2022.

GRANTOR:

PENCIL AND PAPER DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
Name: Benjamin Sohr
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Benjamin Sohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Pencil and Paper Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as President.

Witness my hand and seal, at office this 22 day of June, 2022

Brooke Formosa
NOTARY PUBLIC

My Commission Expires: 9/6/22

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Description of Property

Being a tract of land lying in Nashville, Davidson County, Tennessee also being Lots 8, 9, 10 and 11 on Corinne Place Resubdivision, of record in Plat Book 3700, Page 43 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the westerly right-of-way line of Dunn Avenue, 50 feet in width according to Plat Book 3700, Page 43, at a corner common with Lot 12 on said Corinne Place Resubdivision;

Thence with the westerly right-of-way line of Dunn Avenue, South 0 deg 36 min 18 sec West, 251.27 feet to an iron rod set at a corner common with Lots 4 and 5 on said Resubdivision;

Thence leaving the westerly right-of-way line of Dunn Avenue with the northerly line of said Lot 5, North 87 deg 25 min 42 sec West. 84.24 feet to an iron rod set at a corner common with Lot 6;

Thence with the easterly line of Lot 6 and then with Lot 7, North 23 deg 46 min 12 sec West, 272.69 feet to an iron rod set ant a corner common with said Lot 12;

Thence with the southerly line of Lot 12, South 89 deg 23 min 37 sec East, 196.73 feet to the point of beginning; containing 35,009± Sq. Ft. or 0.804 Acres more or less.

Being the same property conveyed to Pencil and Paper Development, LLC, by Quitclaim Deed of record as Instrument No. 20180216-0015317, Davidson County Register of Deeds.