QUITCLAIM DEED

AJ-QCD-22-1924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JEFFERSON ADAM H. NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Grown Properties, LLC	Same	07216007000
(NAME)	(NAME)	
1207 Saxon Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 891680 DEEDQC
07/20/2022 03:00:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220720-0083270

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM SENESE AND ERIKA SENESE ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

NASHVILLE GROWN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON THE PLAN OF BURCHWOOD GARDENS, SECTION TWO OF RECORD IN BOOK 2900, PAGE 66, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 73 BEGINS AT A POINT ON THE EASTERLY MARGIN OF VALLEY PARK DRIVE, RUNNING SOUTHERLY 118 FEET ALONG SAID MARGIN TO A POINT ON THE COMMON BOUNDARY OF LOTS 73 AND 74; THENCE 119.95 FEET NORTHEASTERLY ALONG SAID BOUNDARY TO A PAINT ON THE COMMON BOUNDARIES OF LOTS 72, 73, AND 74; THENCE 100.52 FEET NORTHERLY ALONG THE COMMON BOUNDARY OF LOTS 73 AND 72, TO A POINT ON THE SOUTHERLY MARGIN OF BERKSHIRE DRIVE; THENCE 112.7 FEET SOUTHWESTERLY ALONG SAID DRIVE TO A CONCRETE MONUMENT; THENCE 39.27 FEET SOUTHERLY AROUND A CURVE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM SENESE AND ERIKA SENESE BY QUITCLAIM DEED FROM NASHVILLE GROWN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220412-0042202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **1924 Berkshire Drive, Nashville, Tennessee, 37216.**

Witness our hands this the 19 day of July, 2022.

WILLIAM SENESE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM SENESE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of July, 2022.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Witness our hands this the 19 day of July, 2022.

ERIKA SENESE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIKA SENESE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of July, 2022.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023