Karen Johnson Davidson County
Batch# 892403 DEEDQC
07/22/2022 09:49:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220722-0083969

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Marly Balty Affiant Subscribed and sworn to before me, this 22nd day of July, 2022. Notary Public My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

QUITCLAIM DEED

Address New Owner: 826 Kirkwood Ave, LLC 2206 21st Avenue South Nashville, Tennessee 37212	Send Tax Bills To: New Owner	Tax Information: 118 0 20 171 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Colson Services, LLC a Tennessee Limited Liability Company and Boulevard Nashville, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **826 Kirkwood Ave, LLC, a Tennessee Limited Liability Company** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of the Subdivision of Kirkwood Heights, Section 3, a part of the W. T. Berry Estates, as of record in Plat Book 1130, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 75 feet on the northerly side of Kirkwood Avenue and runs bank between lines, 191.6 feet on the easterly line and 199.2 feet on the westerly line, to a dead line in the rear, measuring 75.1 feet thereon.

Being the same property conveyed to Colson Services LLC, a Tennessee limited liability company and Boulevard Nashville, LLC a Tennessee limited liability company by Warranty Deed from Bernice Brown, unmarried and Melvin Lamont Brown, unmarried, and Alfonzo Braden III, unmarried as the Heirs-At-Law of Dorothy M. Spencer of record in Instrument No. 20220214-0016515 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Also being the same property conveyed to Colson Services LLC, a Tennessee limited liability company and Boulevard Nashville, LLC a Tennessee limited liability company by Quitclaim Deed from Bernice Brown, Melvin Lamont Brown, Alfonzo Braden III, Javon Dobbins, Quinterus D. Sanders, Reginald Brown Jr, Shamon Brown, Monica Brown as Parent/Guardian of Jayden L. Johnson, being a minor, Quinesha Thomas, As Parent/Guardian of Dereon Gains, being a minor, and Bernice Brown and Joe Thomas, as sole heirs at law of Joseph A. Brown, deceased (his mother and father), all being the Beneficiaries or Devisees under the Last Will and Testament of Dorothy Mae Spencer and Bernice Browns, as Executrix under the Last Will and Testament of Dorothy M. Spencer of record in Instrument No. 20220214-0016518 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July 2022.

Colson Services LLC

BY: David Vernich, Sole Member

Boulevard Nashville, LLC

BY: Clay Tate, Managing Member

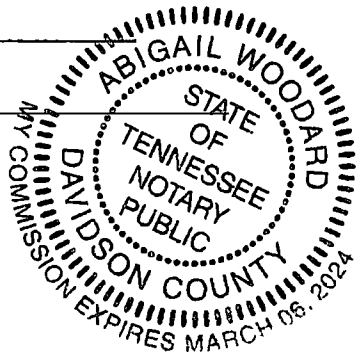
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared David Vernich with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Colson Services, LLC the within named bargainor, and the he/she as such Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its Sole Member

Witness my hand and official seal at office, this 6TH day of June, 2022.

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Clay Tate with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Boulevard Nashville, LLC the within named bargainor, and the he/she as such Managing Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its Managing Member

Witness my hand and official seal at office, this 6th day of June, 2022.

Notary Public
My Commission Expires: _____

