Karen Johnson Davidson County
Batch# 898762 DEEDQC
08/04/2022 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220804-0088893

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 15th day of July, 2022.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
NASH BROTHERS, LLC P.O. Box 159342 Nashville, TN 37215-2103	New Owner	p/o 071-05-0-149.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASH BROTHERS, LLC, a Tennessee limited liability company** ("Grantor"), by these presents, does hereby quitclaim and convey to **NASH BROTHERS, LLC, a Tennessee limited liability company,** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Map of Brooklyn Heights, E.C. Scruggs Subdivision of Lots No. 18-19-20-21-29-11 & 12 in Brooklyn Plan, of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Nash Brothers, LLC by deed of record from Rosita Baines Lee, et. al. in Instrument No. 20220727-0085814, recorded July 27, 2022, Register's office of Davidson County, Tennessee.

This quitclaim deed is being filed for the purposes of creating an individual tax parcel for Lot 3 described above.

This is improved property known as: **1800 Meade Ave. Nashville, Tennessee 37207 ("Property")**

Said Property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[*Signatures on Following Page*]

Witness my hands this 15th day of July, 2022, the bargaining party, having cause its name to be signed hereto on said day and date.

GRANTOR:

NASH BROTHERS, LLC

By: JENNIFER S. GHANEM,
Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **AUTHORIZED REPRESENTATIVE** of **NASH BROTHERS, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as **AUTHORIZED REPRESENTATIVE.**

Witness my hand and official seal at office this 15th day of July 2022.

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public:
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/27/2022 (date of document).

Affiant Signature

7/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

