THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF GRANTOR WITHOUT THE BENEFIT OF TITLE SEARCH OR SURVEY BY:

LARRY B. HOOVER
ATTORNEY AT LAW
1222 16th AVENUE SOUTH, Ste 12
NASHVILLE, TENNESSEE 37212

Karen Johnson Davidson County
Batch# 901380 DEEDQC
08/10/2022 09:56:32 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220810-0090861

ADDRESS NEW OWNER:
174Kenner LLC
P O Box 59451
Nashville TN 37205

MAP-Parcel: 116-04-0-192.00

SEND TAX BILLS:
Same as above new owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Donald T. Calhoun and Clara J. Calhoun, husband and wife, hereinafter called Grantors, has bargained and sold, and by these presents do quitclaim and convey unto 174Kenner LLC, hereinafter called the Grantee, its successors and assigns all of his rights, titles and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being lot no. 22-B on the plan of Resubdivision of Lot 22 of Kenner-Mannor Land Company's Subdivision of record in Book 4060, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J.F. Tarkington, Jr., and Ray E. Tarkington by deed from Wesley K. Ramsey and wife Ruth W. Ramsey, on September 14, 1967, of record in Book 4171, page 333, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Donald T. Calhoun and Clara J. Calhoun, husband and wife by warranty deed from J. F. Tarkington, Jr., and Ray E. Tarkington on February 28, 2006, of record as referenced by 20060302-0023972, Register's

Office, Davidson County Tennessee.

This property is subject to the following:

> **Subject to all matters as shown on the Plan of record in Book 4060, page 67, Register's Office Davidson County Tennessee.*

Improved property known as 174 Kenner Avenue, Nashville, TN 37205.

To have and to hold the said real property, together with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor does covenant that they are lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

Grantors further covenants and binds themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said Grantee, its successors, and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein.

The rest of this page was intentionally left blank.

IN WITNESS WHEREOF, I have hereunto set my hand this the 20th day of July, 2022.

Donald T. Calhoun

Clara J. Calhoun

STATE OF TEXAS)
)
COUNTY OF Dallas)

Personally appeared before me, Carolyn West, Notary Public, the within named Donald T. Calhoun, the bargainer with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 20th day of July, 2022.

Carolyn West
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-17-25

CAROLYN R WEST
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-17-25
Notary ID # 12550038-6

STATE OF TEXAS)
)
COUNTY OF Dallas)

Personally appeared before me Carolyn West, Notary Public, the within named Clara J. Calhoun, the bargainer with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 20th day of July, 2022.

Carolyn West
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-17-25

CAROLYN R WEST
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-17-25
Notary ID # 12550038-6

STATE OF TEXAS)
)
COUNTY OF Dallas)

The actual consideration or value for this transfer is Zero Dollars ($0).

Amit C Patel, managing
AFFIANT member, 174 Kennedale LLC

SWORN and SUBSCRIBED to before me on this the 20th day of July, 2022.

Carolyn West
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-17-25

CAROLYN R WEST
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-17-25
Notary ID # 12550038-6