BOX 10-A

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 901493 DEEDQC
08/10/2022 01:46:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220810-0091004

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kevin Montgomery, Trustee P.O. Box 40466 Nashville, TN 37204	SAME	104 04 0 117.00

WADE PROPERTIES, LLC, a Tennessee limited liability company, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **Kevin Montgomery, Trustee of the 1021 17th AVE. S TRUST U/A/D MAY 14, 2020,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Criddle and Scruggs Subdivision of Lot No. 7 in O.B. Hayes Plan of Large Lots, as of record in Plat Book 57, Page 62, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the Westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Wade Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from William Kenneth Wade, of record in Instrument No. 20210318-0036376, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This improved property is commonly known as: 1021 17th Avenue South, Nashville, TN 37212

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of August, 2022.

WADE PROPERTIES, LLC

BY: _____
KEN WADE, MEMBER MANAGER

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ken Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of Wade Properties, LLC the within named bargainor, a limited liability company and that he as such Member Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member Manager.

Witness my hand and seal on this 10th day of August, 2022.

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2022.

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025