QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 902777 DEEDQC
08/12/2022 09:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220812-0091674

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):

Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
69, LLC	**Same**	
(NAME)	(NAME)	
3250 Dickerson Pike, Suite 114		**10504038900; and 10504025500**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

69, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

69, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

A CERTAIN PARCEL OR TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A PART OF LOT NOS. 16 AND 17 IN THE SUBDIVISION OF THE OLD FAIRGROUNDS, THE PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY OF HICKERSON MILLER ENGINEERS SURVEYORS, DATED DECEMBER 10, 1958.

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF TRIMBLE STREET, AT A POINT 50 FEET EAST OF THE EASTERLY MARGIN OF LEWIS STREET, FORMERLY EAST HILL STREET; THENCE EAST WITH THE SOUTHERLY MARGIN OF TRIMBLE STREET, 75 FEET TO AN IRON PIN; THENCE AT RIGHT ANGLES SOUTH 05 DEGREES WEST 160 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF A 16 FOOT ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY, WESTWARDLY 58 FEET TO AN IRON PIN SAID SIDE POINT BEING 45 FEET EAST OF THE EASTERLY MARGIN OF LEWIS, FORMERLY EAST HILL STREET; THENCE NORTHERLY 160 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A CERTAIN PARCEL OR TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A PART OF LOT NOS. 16 AND 17 IN THE SUBDIVISION OF THE OLD FAIRGROUNDS, THE PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY OF HICKERSON MILLER ENGINEERS SURVEYORS, DATED DECEMBER 10, 1958.

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF TRIMBLE STREET, AT A POINT 125 FEET EAST OF THE EASTERLY MARGIN OF LEWIS STREET, FORMERLY EAST HILL STREET; THENCE EAST WITH THE SOUTHERLY MARGIN OF TRIMBLE STREET, FORMERLY EAST HILL STREET; THENCE EAST WITH THE SOUTHERLY MARGIN OF TRIMBLE STREET, 52 FEET TO AN IRON PIN; THENCE AT RIGHT ANGLES SOUTH 5 DEGREES WEST 160 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF A 16 FOOT ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY, WESTWARDLY 52 FEET TO A POINT, SAID SIDE POINT BEING 103 FEET EAST OF THE EASTERLY MARGIN OF LEWIS, FORMERLY EAST HILL STREET; THENCE NORTHERLY 160 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 69, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM TRIMBLE STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20210927-0129176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 20, 2021 AND RECORDED ON SEPTEMBER 27, 2021.

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

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****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: **69 Trimble Street, Nashville, TN 37210**

Witness our hands this the 10 day of August, 2022.

69, LLC

By: Taylor Preston
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10 day of August, 2022, before me personally appeared **Taylor Preston**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of 69, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of 69, LLC, as Managing Member.

Witness my hand and official seal, this the 10 day of August, 2022.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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 8/12/22.

Date

Affiant Signature

8/12/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025