Karen Johnson Davidson County
Batch# 906001 DEEDQC
08/22/2022 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220822-0094400

THIS INSTRUMENT PREPARED BY: **Brandi Norred Maiorino, Esq.** **Ottinger Law Group, PLLC.** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn before me this 19th day of August, 2022. Notary Public My Commission Expires: 2023 LYNDA L MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-03-2023

Address New Owners:	**Send Tax Bills To:**	**Map and Parcel:**
c/o Division Street Development, LLC 700 12th Ave. South, Suite 302 Nashville, TN 37203	New Owners	09213000300 and 09213000201

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **3901 Charlotte Partners, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Division Street Development, LLC**, a Tennessee limited liability company owning an eleven and 42/100 percent (11.42%) undivided interest, and **Jonathan B. Pennington, as Successor Trustee of the 1975 Thomas Guv Pennington Trust**, under the agreement dated June 1, 1975, owning an eighty-eight and 58/100 percent (88.58%) undivided interest (collectively, "**Grantee**"), as tenants in common, certain improved real property located in **Nashville, Davidson County, Tennessee 37209**, as more particularly described on Exhibit A hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 3901 and 3905 Charlotte Avenue, Nashville, Davidson County, Tennessee 37209.

Whenever used, the singular number shall indulge 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 Quitclaim Deed to be effective for all purposes as of the 19 day of August, 2022.

GRANTOR:

3901 Charlotte Partners, LLC,
a Tennessee limited liability company

By: _____
Lee K. Zoller, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Linda L Miller, a Notary Public of the state and county aforementioned, personally appeared Lee K. Zoller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of 3901 Charlotte Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as President executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 19th day of August, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 1.3.2023

LINDA L MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

EXHIBIT A

Description of Real Property

THAT CERTAIN IMPROVED REAL PROPERTY LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, TO-WIT:

BEING LOT NO. 1, OF BLOCK NO. 5 ON THE PLAN OF CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 160-161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 1 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHARLOTTE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 39TH AVENUE NORTH, FORMERLY B STREET, 150 FEET TO AN ALLEY.

AND

BEING LOT NO. 2, OF BLOCK NO. 5 ON THE PLAN OF CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 160-161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO 3901 CHARLOTTE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEEDS FROM JONATHAN B. PENNINGTON, AS SUCCESSOR TRUSTEE OF THE 1975 THOMAS GUV PENNINGTON TRUST UNDER AGREEMENT DATED JUNE 1, 1975, AS TO SEVENTY-FIVE PERCENT (75%) UNDIVIDED INTEREST, OF RECORD IN INSTRUMENT NO. 201804250039006; AND FROM KIM K. JENSON, AN UNMARRIED INDIVIDUAL, AS TO TWENTY-FIVE PERCENT (25%) UNDIVIDED INTEREST, OF RECORD IN INSTRUMENT NO. 201804250039005, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Aubrey Burns, 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 August 19, 2022 (date of document).

Aubrey Burns
Affiant Signature

August 19, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of August, 2022.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

