Karen Johnson Davidson County
Batch# 914952 DEEDQC
09/09/2022 12:57:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220909-0101230

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **The Arts for Heavenly Angels, Inc., a Tennessee Corporation**("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Benjamin Brown, Jr.,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Being the westerly 25 feet of Lot No. 85 and the easterly 25 feet of Lot No. 86 on the Revised Plan of West End Park, as of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Said parts of Lot Nos. 85 and 86 front together 50 feet on the northerly side of Parthenon Street, or Avenue, and run back between parallel lines 150 feet to an alley.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quitclaim Deed of record at Instrument Number **20200505-0047000** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 8th day of ~~August~~ September JGB, **2022.**

The Arts for Heavenly Angels, Inc.

Tempest Utley
By Tempest Utley, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of said County and State, personally appeared Tempest Utley , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of **The Arts for Heavenly Angels, Inc.** the within named bargainer, and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as President.

WITNESS my hand and official seal at office this 8th day of ~~August~~ September JGB, 2022.

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

For recording information only

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Benjamin Brown
AFFIANT

SUBSCRIBED AND SWORN before me this the 8th day of ~~August~~ September, 2022.

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**3140 Parthenon Ave** **Nashville, TN 37203**
TAX PARCEL NO.:	**104 02 0 044.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**Benjamin Brown, Jr.** **2245 Rosa L Parks Blvd., Suite 280915** **Nashville, TN 37228**
MAIL TAX BILLS TO:	**Benjamin Brown, Jr.** **2245 Rosa L Parks Blvd., Suite 280915** **Nashville, TN 37228**