QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF September 2022.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

CHUKWUDI ECHEBIRIBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 921966 DEEDQC
09/27/2022 01:27:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220927-0106911

THIS INSTRUMENT WAS PREPARED BY
Marston Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
John H. Otey, Jr., Trustee	**New Owner**	**09302004000**
(NAME)	(NAME)	
2701 Jefferson Street, Suite 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **CAPITOL BONDING COMPANY, INC.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **JOHN H. OTEY, JR., TRUSTEE OF THE JOHN H. OTEY, JR. LIVING TRUST DATED JUNE 3RD, 2008,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Lot No. 7 in the subdivision of Lot No. 20 of the Original Plan of Nashville, unrecorded and described as follows:

Said Lot fronts 46 feet on the easterly side of Third Avenue North and runs back between parallel lines 118.5 feet, more or less, to an alley in the rear. The Southerly line of this property runs with the northerly margin of Gay Street.

Being the same property conveyed to Capitol Bonding Inc., a Tennessee corporation, by Warranty Deed from John H. Otey, Jr. and wife, Bettye G. Otey, of record in Book 6673, Page 743, said Register's office.

This conveyance is made subject to encumbrances, restrictions and conditions of record for which the Grantors make no warranties or covenants.

This is improved property commonly known as 504 3rd Avenue North, Nashville, Tennessee 37201.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 27 day of September, 2022.

Capitol Bonding Company, Inc.
By: John H. Otey, Jr.
Its: Authorized Signer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27 day of September, 2022, before me personally appeared **JOHN H. OTEY, JR.**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the authorized signer of Capitol Bonding Company, Inc., and that the seal affixed to said instrument is the corporate seal of said company, and that said instrument was signed and sealed in behalf of said company. **JOHN H. OTEY, JR.** acknowledged said instrument to be the free act and deed of said company.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My commission expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY