Karen Johnson Davidson County
Batch# 922907 DEEDQC
09/29/2022 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220929-0107403

THIS INSTRUMENT PREPARED BY:
Adam G. LaFevor
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, Tennessee 37210

This Instrument was prepared
benefit of a title search and with
information supplied by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 31st day of August 2022

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/24

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
40th and Nevada, GP 101 Lea Avenue Nashville, TN 37210	SAME	91-16-377.00 91-16-379.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **William M. Smallman,** (Grantor) does hereby quitclaim to **40th and Nevada, GP, a Tennessee general partnership** (Grantee) the following described land and property situated in Davidson County, Tennessee, to wit:

Tract No 1:
Being Lot No. 3 on the Plan of the Resubdivision of Lots 1 and 3, the Hoyte M. Snow Subdivision, Map of Charlotte Park, Second Addition Extended, as of record in Plat Book 8250, Page 455, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William M. Smallman by Warranty Deed from Hoyte M. Snow and wife, Peggy B. Snow, instrument number 20040903-0106945 Register's Office for Davidson County, Tennessee.

Tract No. 2:
Being Lot No. 2 on the plan of the Hoyte M. Snow Subdivision, Map of Charlotte Park, Second Addition Extended, as of record in Plat Book

5190, page 514, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William M. Smallman by Warranty Deed from Hoyte M. Snow and wife, Peggy B. Snow, instrument number 20040903-0106945 Register's Office for Davidson County, Tennessee.

Being real property known as 3911 Nevada Ave & 238 40th Ave. N, Nashville, Tennessee 37209.

Reference is hereby made to that certain Special Power of Attorney, of record as Instrument No. 20060421-0045757, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 31st day of August, 2022.

GRANTOR:

William M. Smallman

William M. Smallman by William H. Smallman, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2022, before me personally appeared William H. Smallman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William M. Smallman and who acknowledged he executed the same as the free act and deed of the said William M. Smallman.

Witness my hand and official seal, this the 31st day of August, 2022.

Notary Public
My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 9/28/22 (date).

/Mackenzie Hudson

Affiant Signature

9/28/22

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 28 day of September 2022

Christy Burkhalter

Notary's Signature

My Commission Expires: 9.8.2025

Notary's Seal



