Karen Johnson Davidson County
Batch# 926157 DEEDQC
10/05/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221005-0110031

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 2nd day of September 2022

Notary Public

My Commission Expires: 9-8-25

MACKENZIE HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

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, **40th and Nevada G.P, a Tennessee general partnership,** (Grantor) does hereby quitclaim to **William H. Smallman** (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 by William M. Smallman to 40th and Nevada, G.P., a Tennessee general partnership, by Quitclaim Deed from William M. Smallman, of record as Instrument No.

20220929-0107403 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.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 2nd day of September, 2022.

GRANTOR:

40th and Nevada, G.P., a Tennessee general partnership

Adam G. LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the ~~31st~~ 2nd September day of ~~August~~, 2022, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Authorized Agent for 40th and Nevada, G.P., a Tennessee general partnership, and that he, as Authorized Agent, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2022.

Notary Public
My Commission Expires: 9-8-25

MACKENZIE HUDSON
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 10/5/22 (date).

Affiant Signature

10/5/2022
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5 day of October, 2022

Notary's Signature

My Commission Expires: May 7, 2024

Notary's Seal

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024