Karen Johnson Davidson County
Batch# 929292 DEEDQC
10/13/2022 10:50:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221013-0112305

QUITCLAIM DEED

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR V. THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Celeste Krenz	**NEW OWNER**	
(NAME)	(NAME)	**10514008000**
1152 Duncanwood dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Juiceland Holdings, LLC ("Grantor") by these presents does herby convey, assign, and quitclaim to Celeste Krenz ("Grantee") her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 and the southerly 15 feet of Lot No. 5, Block No. 3 on the Plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland, of record in Book 57, Page 155, Register's Office Davidson County, Tennessee, described as follows:

Said Lot No. 6 and part of Lot No. 5 front together 65 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet (actual field measure being 156 feet), more or less, to an alley.

Being the same property conveyed to Juiceland Holdings, LLC by Special Warranty Deed from John R. Cheadle, Jr, in his capacity as receiver for The Urban Juicer, LLC of record at Instrument No. 20140925-0088437, Register's Office Davidson County, Tennessee.

Juiceland Holdings, LLC having been administratively dissolved effective August 30, 2017, this conveyance is made for the purpose of liquidating and winding up said entity pursuant to Tenn. Code Ann. §48-249-601, *et seq.*

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 2206 8th Ave S, Nashville, TN 37204

PH

Witness my hand this the 10 day of October, 2022.

Juiceland Holdings, LLC

By: Celeste Krenz
Its: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10 day of October, 2022, before me personally appeared Celeste Krenz, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the Authorized Signatory of Juiceland Holdings, LLC, the within named bargainor, a limited liability company, and that as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Juiceland Holdings, LLC as such Authorized Signatory thereof.

Witness my hand and official seal this the 10 day of October, 2022.

Notary Public
My Commission Expires:

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

PH