QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 939811 DEEDQC
11/10/2022 08:05:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221110-0120376

B-CSB-22-193-X

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 THE 8 DAY OF NOV, 2022.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
South Nashville Development, GP	**New Owners**	
(NAME)	(NAME)	**133-02-0-386.00 (LOT 3)** **133-02-0-385.00 (LOT 4)**
650 Wedgewood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **189 - 203 ANTIOCH PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SOUTH NASHVILLE DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all 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. 3 and 4 on the Plan of Wright Subdivision of record in Plat Book 6050, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 189-203 Antioch Pike, GP, a Tennessee general partnership by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20210917-0125557 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 17, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **193 and 201 Antioch Pike, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 8 of November, 2022.

189 - 203 Antioch Pike, GP, a Tennessee general partnership

BY ITS MAJORITY PARTNER:
Yellow Ball, LLC

BY:_____
Jeff Gaw
Member

BY:_____
Jody Roberts
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, **Jeff Gaw**, Member of Yellow Ball, LLC, Majority Partner of 189 - 203 Antioch Pike, GP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be a Member of Yellow Ball, LLC, Majority Partner of 189 - 203 Antioch Pike, GP, the within named bargainor, a Tennessee General Partnership, and that he as such Member of Yellow Ball, LLC, Majority Partner of 189 - 203 Antioch Pike, GP, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8 of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C. E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, **Jody Roberts**, Member of Yellow Ball, LLC, Majority Partner of 189 - 203 Antioch Pike, GP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be a Member of Yellow Ball, LLC, Majority Partner of 189 - 203 Antioch Pike, GP, the within named bargainor, a Tennessee General Partnership, and that he as such Member of Yellow Ball, LLC, Majority Partner of 189 - 203 Antioch Pike, GP, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8 of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C. E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212