1st

Karen Johnson Davidson County
Batch# 943073 DEEDQC
11/18/2022 03:34:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221118-0122838

THIS INSTRUMENT PREPARED BY: **Brandi Norred Maiorino, Esq.** **Ottinger Law Group, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn before me this 16 day of November, 2022. Notary Public My Commission Expires: July 6, 2024

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners:	**Send Tax Bills To:**	**Map and Parcel:**
c/o Knotly Holdings II, LLC 4672 Heath Rd Nashville, TN 37221	New Owners	09216004300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Striding Purposefully, LLC**, a Tennessee limited liability company and **Edna Properties, LLC**, a Tennessee limited liability company (collectively, "**Grantor**"), do hereby quitclaim, transfer and convey unto **Not Trump LLC**, a Tennessee limited liability company owning an twenty-one and 10/100 percent (21.10%) undivided interest, **Haut et Bas LLC**, a Tennessee limited liability company owning an twenty-two and 79/100 percent (22.79%) undivided interest, **Knotly Holdings II, LLC**, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%) undivided interest, **Town Square II, LLC**, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%), and **Zeniqay, LLC**, a Missouri limited liability company owning an ten and 55/100 percent (10.55%) undivided interest (collectively, "**Grantee**"), as tenants in common, certain improved real property located in **Nashville, Davidson County, Tennessee 37203**, as more particularly described on Exhibit A hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 2019 West End Avenue, Nashville, Davidson County, Tennessee 37203.

Whenever used, the singular number shall indulge the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 16th day of November, 2022.

GRANTOR:

Edna Properties, LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative of Edna Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[*Grantor's Signatures Continue on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 16 day of November, 2022.

GRANTOR:

Striding Purposefully, LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Striding Purposefully, LLC, a Tennessee limited liability company, the within named bargainor, and that he as Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Description of Real Property

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 and the Westerly 40 feet of Lot No. 10 on the Plan of Williams' Heirs Subdivision of Lot No. 159 in Boyd Home Tract, as of record in Book 161, Page 42, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 11 and 12 and part of Lot No. 10 together front 140 feet on the Southerly side of West End Avenue and run back between parallel lines, with the Easterly margin of 21st Avenue South, formerly Oak Street, 160 feet to an alley.

Being the same property conveyed to Ervin Entrekin, Trustee by Warranty Deed from Commerce Union Bank of record in Book 4636, page 268, Register's Office for Davidson County, Tennessee, dated September 08, 1972 and recorded on September 11, 1972.

Being the same property conveyed to Thomas Guv Pennington, Phyllis Thorp Pennington and Edna S. Pennington by Quitclaim Deed from Ervin M. Entrekin, trustee of record in Book 4718, page 924, Register's Office for Davidson County, Tennessee, dated June 05, 1973 and recorded on June 11, 1973.

Being the same property conveyed to Joyce Rybolt, Trustee of the 1974 Pennington's Children Trust by Quitclaim Deed from Thomas Guv Pennington and Phyllis Thorp Pennington of record in Book 4873, page 559, Register's Office for Davidson County, Tennessee, dated November 29, 1974 and recorded on December 09, 1974.

Being the same property conveyed to Joyce C. Rybolt, Trustee of the 1974 Pennington's Children Trust by Quitclaim Deed from Thomas Guv Pennington and Phyllis Thorp Pennington of record in Book 4886, page 419, Register's Office for Davidson County, Tennessee, dated January 20, 1975 and recorded on February 03, 1975.

Being a portion of the same property conveyed to Joyce C. Rybolt, Trustee for 1975 William Scott Pennington Trust by Quitclaim deed from Jefferson C. Pennington, Jr. and Thomas Guv Pennington, Co-Executors under the last will and Testament of Edna S. Pennington Smith of record in Book 5262, page 527, Register's Office for Davidson County, Tennessee, dated March 08, 1978 and recorded on March 15, 1978.

Being the same property conveyed to Jon Pennington an undivided 22.78% interest as Successor Trustee of the 1975 Jefferson C. Pennington, Jr. by Successor Trustee Quitclaim Deed from Joyce C. Rybolt, as trustee of 1975 Jefferson C. Pennington, Jr., Trust under the last Will and Testament of Edna S. Pennington Smith of record in Instrument No. 20021231-0162754 Register's Office for Davidson County, Tennessee, dated December 30, 2002 and recorded on December 31, 2002.

Being the same property conveyed to Jon Pennington an undivided 22.78% interest as Successor Trustee of the 1975 Jefferson C. Pennington, Jr. by Successor Trustee Quitclaim Deed from Joyce C. Rybolt, as trustee of 1975 Jefferson C. Pennington, Jr., Trust under the last Will and Testament of Edna S. Pennington Smith of record in Instrument No. 20021231-0162755 Register's Office for Davidson County, Tennessee, dated December 30, 2002 and recorded on December 31, 2002.

Being the same property conveyed to Jon Pennington an undivided 22.79% interest as Successor Trustee of the 1975 Jefferson C. Pennington, Jr. by Successor Trustee Quitclaim Deed from Joyce C. Rybolt, as trustee of 1975 Jefferson C. Pennington, Jr., Trust under the last Will and Testament of Edna S. Pennington

Smith of record in Instrument No. 20021231-0162756 Register's Office for Davidson County, Tennessee, dated December 30, 2002 and recorded on December 31, 2002.

Being the same property conveyed to Thomas Guv Pennington by Quitclaim Deed from Joyce C. Rybolt, as Trustee of the 1974 Pennington's Children Trust of record in Instrument No. 20030109-0004437 Register's Office for Davidson County, Tennessee, dated January 09, 2003 and recorded on January 09, 2003.

Being the same property conveyed to Edna Properties, LLC by Quitclaim Deed from Jonathan B. Pennington, as Trustee of the 1975 William Scott Pennington Trust, Jonathan B. Pennington and Julia Pennington, as Co-Trustees of the 1975 Jefferson C. Pennington, Jr. Trust and Jonathan B. Pennington, as Trustee of the 1975 Thomas Guv Pennington Trust of record in Instrument No. 20071227-0148072 Register's Office for Davidson County, Tennessee, dated December 27, 2007 and recorded on December 27, 2007.

Being the same property conveyed to Striding Purposefully, LLC by Quitclaim Deed from Thomas Guv Pennington of record in Instrument No. 20080107-0001699 Register's Office for Davidson County, Tennessee, dated January 04, 2008 and recorded on January 07, 2008.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 11/16/2022 (date of document).

Affiant Signature

11/18/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

