QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSPER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
901 Buchanan Development Partners	Same as Owner	081-12-0-034.00
(NAME) 2002 Richard Jones Rd., Suite C-200	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JIMMY ANTAWAN DENNIS and SANTEZ BOYKIN, tenants in common** (collectively, the "**Grantor**"), by these presents do hereby quitclaim, transfer and convey to **901 BUCHANAN DEVELOPMENT PARTNERS**, a Tennessee general partnership (the "**Grantee**"), its successors and assigns, all of their right, title, and interest in and to that certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein (the "**Property**").

This is improved property located at 1701 9th Avenue North, Nashville, Tennessee 37208.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of title to the property.

Karen Johnson Davidson County
Batch# 943394 DEEDQC
11/21/2022 02:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221121-0123366

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed effective as of March 1, 2022.

GRANTORS:

JIMMY ANTAWAN DENNIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared JIMMY ANTAWAN DENNIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2022.

Notary Public

My Commission Expires: 07-07-2025

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SATNEZ BOYKINS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared SATNEZ BOYKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of SEPTEMBER, 2022.

Notary Public

My Commission Expires: 07-07-2025

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being part of Lot 203 on the Map of the Town of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the westerly margin of 9th Avenue North, at the corner of Lots Nos. 203 and 204; thence with said Avenue, in southeasterly direction 27 feet to a point; thence leaving said Avenue, crossing the corner of Lot No. 203, south 16 deg. 20' 30" west, 52.06 feet to a point in the northerly margin of Jane Street; thence with Jane Street in a westerly directly, 103.27 feet to an alley; thence with said alley in a northwesterly direction 50 feet to the corner of Lots 203 and 204; thence northeasterly with the line between said lots, 150 feet to the beginning.

Being the same property conveyed to JIMMY ANTAWAN DENNIS, a one-half undivided ineterest, and SATNEZ BOYKINS, a one-half undivided ineterest, from Venture Properties, a Tennessee general partnership, by Warranty Deed dated December 21, 2010, of record as Instrument No. 20110314-0019988, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 September 26, 2022.

Signature

Date: September 26, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 26 day of September, 2022 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025