Karen Johnson Davidson County
Batch# 951765 DEEDQC
12/15/2022 09:50:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221215-0129772

# QUITCLAIM DEED

MARGARET MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

B-PB-22-2314-2324

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 14 DAY OF Dec., 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

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) |
|---|---|---|
| **2400 Merry St, GP** | New Owner | |
| (NAME) | (NAME) | |
| **P.O. Box 159038** | | **092070X00100CO & 092070X00200CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (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, **REDEAGLE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **2400 MERRY ST, GP** 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:

**Parcel I:**
Land in Davidson County, Tennessee, being Unit No. A on the Plan of 2316 A & B Merry St. Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220809-0090636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

**Parcel II:**
Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2316 A & B Merry St. Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220809-0090636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

**As to Parcels I and II:**
Being a portion of the same property conveyed to 2400 Merry ST, GP, a Tennessee general partnership by Warranty Deed from Mt. Nebo Baptist Church of record in Instrument No. 2021112-0150737, Register's Office for Davidson County, Tennessee, dated November 03, 2021 and recorded on November 12, 2021.

Being the same property conveyed to RedEagle Investments LLC, a Tennessee limited liability company by Quitclaim Deed from 2400 Merry St, GP, a Tennessee general partnership of record in Instrument No. 20220201-0013297, Register's Office for Davidson County, Tennessee, dated January 19, 2022 and recorded on February 04, 2022.

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: **2316 A and 2316 B Merry Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 14th day of Dec., 2022

**REDEAGLE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

Ewing Holdings, LLC

Anthony Ewing
Member

Marengo St. Investments, LLC

Derrick Salter
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Anthony Ewing, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Ewing Holdings, LLC, the Member of REDEAGLE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY and the within named bargainor, and that in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 of December, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Derrick Salter, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Marengo St. Investments, LLC, the Member of REDEAGLE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY and the within named bargainor, and that in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 of December, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY