This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 959998 DEEDQC
01/11/2023 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230111-0002354

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 11th day of January, 2023.

Notary Public
My Commission Expires: 11-6-2026

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Goondocks, LLC 1619 Electric Avenue Nashville, TN 37206	New Owner	Combining #s: 07213028100 07213028000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **GOONDOCKS, LLC, a Tennessee limited liability company** (herein "Grantor") does hereby quitclaim and convey unto **GOONDOCKS, LLC, a Tennessee limited liability company** (herein "Grantee"), its successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows:

TRACT 1:
Beginning at a point in the southeast property corner, said point being also on the north margin of West Douglas Avenue; running westerly along West Douglas Avenue 13 feet to a point; thence running North 5 degrees, 51 minutes, 42 seconds east, 130 feet to a point on the North boundary line; thence running South 83 degrees, 29 minutes West, 22 feet to a point; thence South 5 degrees, 51 minutes, 42 seconds, 108 feet to a point; thence Northeasterly 25 feet to the point of beginning, containing 2820 +/- square feet of area.

Being the same property conveyed to GOONDOCKS, LLC, by Special Warranty Deed from GLOBEX, INC., a Tennessee corporation, dated April 1, 2022, recorded on April 13, 2022, of record in Instrument No. 20220413-0042982, in the Register's Office for Davidson County.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of the Reverend L.M. Ezell Subdivision of record in Book 1130, page 5, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to GOONDOCKS, LLC, by Quitclaim Deed from Zev Goering and Mary Fulcher, dated February 22, 2022, and recorded on March 14, 2022, of record in Instrument No. 20220314-0029461, in the Register's Office for Davidson County.

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THE SOLE PURPOSE OF THIS TRANSFER IS TO COMBINE "TRACT 1" and "TRACT 2" INTO ONE TRACT WITH THE SAME PARCEL IDENTIFICATION NUMBER.

This is improved property known as: **0 Douglas Avenue, Nashville, TN 37206 AND 817 Douglas Avenue, Nashville, TN 37206.**

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

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2023.

GRANTOR:

GOONDOCKS, LLC, a Tennessee limited liability company

Zev Goering, Member, Joint Tenant with Right of Surviorship

Mary Fulcher, Member, Joint Tenant with Right of Surviorship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Zev Goering and Mary Fulcher**, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who acknowledged that they are the **Members, holding their interest as Joint Tenants with Right of Survivorship,** of **GOONDOCKS, LLC, a Tennessee limited liability company**, and that as such Members, they have the authority to sign on behalf of the **GOONDOCKS, LLC,** and did execute the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

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- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 01/11/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 01/11/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 11 **day of** January **,** 2023 **.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

