QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 962385 DEEDQC
01/19/2023 10:19:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230119-0004359

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 30 DAY OF December 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 09.07.2026

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
3104 Meade Avenue, GP	**NEW OWNER**	
(NAME)	(NAME)	
209 Woodford Place		**13301009700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, 436 Patterson LLC, a Tennessee limited liability company ("Grantor") by these presents does herby convey, assign, and quitclaim to 4103 Meade Avenue, GP, a Tennessee general partnership ("Grantee") its successors and assigns, all of 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. 57 on the Plan of Map of Patterson's Subdivision of Maple Hill of record in Plat Book 332, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 57 Fronts 50 feet on the North Side of Patterson Street and Runs Back between Parallel lines 175 feet to an alley.

Being a portion of the same property conveyed to 436 Patterson, LLC by quitclaim deed of record at 20220922-0105322, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS PROPERTY WAS NOT THE RESIDENCE OF EITHER GRANTOR HEREUNDER.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

PH

Witness my hand this the 30th day of December, 2022.

436 Patterson, LLC

Joseph M Roberts III

By: Joseph M. Roberts, III
Its: Member

By: Matthew McKinney
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of December, 2022, before me personally appeared Joseph M. Roberts, III, and Mathew McKinney to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the Members of 436 Patterson, LLC, the within named bargainor, a limited liability company, and that as such Members, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of 436 Patterson, LLC as such Member thereof.

Witness my hand and official seal this the 30 day of December, 2022.

Notary Public
My Commission Expires: 09.07.2026



PH