Karen Johnson Davidson County
Batch# 970650 DEEDQC
02/14/2023 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230214-0010708

**THIS INSTRUMENT PREPARED BY:** **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110 Brentwood, TN 37027; (615) 810-8777**

**THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.**

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP & PARCEL NOS.** |
|---|---|---|
| The Boedecker Foundation, a Colorado non-profit Corporation | -Same- | 072 15 0 191.00 |
| 1606 Riverside Drive | | |
| Nashville, TN 37216 | | |

## QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, **MIDDLE TENNESSEE FOUNDATION HOLDINGS, LLC, A Tennessee limited liability company ("Grantor")** does hereby convey to **THE BOEDECKER FOUNDATION, A Colorado Non-Profit Corporation ("Grantee")** all of its right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Porter Road Subdivision of Lots Nos. 2 to 7 Inclusive on Shinkle's Subdivision of record in Plat Book 843, page 38, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Middle Tennessee Foundation Holdings, LLC, a Tennessee limited liability company, from Jim Simpson and Mary Elizabeth Long Simpson, Husband and Wife, of record at Instrument No. 20170721-0074126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

**This is improved property, located at 1606 Riverside Drive, Nashville, TN 37216.**

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of February, 2023.

LESLIE C. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

**MIDDLE TENNESSEE FOUNDATION HOLDINGS, LLC**

By: _____

Its: Brianna B. Healy, Executive Vice President & Secretary

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**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVIDSON, TENNESSEE, the BRIANNA B. HEALY of Middle Tennessee Foundation Holdings, LLC, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, being authorized and empowered to do so on its behalf.

Witness my hand in Brentwood, Tennessee, on this 9th day of February, 2023.

_____
**Notary Public**

My Commission Expires: 11-02-26

STATE OF ~~TENNESSEE~~ Colorado )
)
COUNTY OF ~~DAVIDSON~~ Broomfield )

The actual consideration or value of this transfer is $ - 0 - .

Jennifer Stapleton
Affiant

Sworn to and subscribed before me
this 8th day of February, 2023.

Notary Public

My Commission Expires: 1/4/2026

WIJAYA DJUNAIDI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084042783
My Commission Expires 01/04/2026

## CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 February 9, 2023.

February 14, 2023
Date

Elizabeth Ryder Sykes
**Elizabeth Ryder Sykes**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Sworn to and subscribed before me this 14th day of February, 2023.

Linda J. Williams
**Notary Public**

My commission expires:

**March 3, 2026**

