Karen Johnson Davidson County
Batch# 971951 DEEDQC
02/17/2023 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230217-0011771

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Palis Properties LLC
1240 1st Ave. S.
Nashville, TN 37210

Send Tax Bill to:
Owner

Map-Parcel Numbers:
105-04-0-134.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 13 day of February, 2023.

Notary Public

My Commission Expires:
9-6-24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOHN L. WEINER, MARRIED** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **PALIS PROPERTIES LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1240 1st Ave. S., Nashville, TN 37210.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 13 day of February, 2023.

By: John L. Weiner

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Weiner, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of February, 2023.

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 9-21-26

Michelle Martin
Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Trimble's Addition, as of record in Book 57, Page 43, Register's Office of Davidson County, Tennessee.

Said lot is triangular and fronts 166 feet on the Easterly side of First Avenue, South (formerly Maple Street), and runs back 93 ½ feet on the Northerly line and 10 feet on the southerly line with an alley to another alley and shows 134 feet on the rear of said last mentioned alley.

Being the same property conveyed to John L. Weiner by Warranty Deed from Cream City Development, LLC, a Tennessee Limited Liability Company, dated May 7, 2021, of record in Instrument Number 20210511-0063106, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-13-23.

Affiant Signature

2-17-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY