This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19444-AP

Karen Johnson Davidson County
Batch# 972749 DEEDQC
02/21/2023 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230221-0012221

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 21st day of February, 2023.

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southern Spaces LLC 401 Fessler Lane Nashville, TN 37210	New Owner	Part of 071-15-0-175 ** <u>The purpose of this deed is to create two separate parcels.</u>

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, I/we, **Southern Spaces, LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **Southern Spaces, LLC, a Tennessee limited liability company** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot 251 on the Plat of The Highland Land Company's Subdivision, of record in Book 421, page 14, in the Register's Office for Davidson County, Tennessee.

Said Lot 251 fronts 25 feet on the easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being a portion of the property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Patricia A. Kennedy and J. Patrick Kennedy, wife and husband and Gimli Ltd., a California limited partnership, dated October 14, 2022, recorded October 17, 2022, of record in Instrument No. 20221017-0113355, Register's Office for Davidson County, Tennessee.

<u>The purpose of this deed is to create two separate parcels</u>.

This is improved property located at: **1325 Pennock Avenue, Nashville, TN 37207**

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 21st day of February, 2023.

GRANTOR:

Southern Spaces, LLC
a Tennessee limited liability company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of February, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public
My Commission expires: 3/3/2025

- **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 2-21-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2-21-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st **day of** February **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM