Prepared By:
Kelsey Brown
1001 Caruthers Ave
Nashville, TN 37204

After Recording Return To:
1001 Caruthers Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 979609 **DEEDQC**
03/13/2023 08:12:48 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230313-0017657

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 02, 2023 THE GRANTOR(S),

- Caruthers LLC, Kelsey Brown, Owner

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Kelsey Brown, a single person, residing at 1001 Caruthers Avenue, Nashville, Davidson County, Tennessee 37204

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer between LLC and its members

Tax Parcel Number: 11801018400

Mail Tax Statements To:
Kelsey Brown
1001 Caruthers Avenue
Nashville, Tennessee 37204

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 3/11/23

Kelsey Brown, Owner, on behalf of Caruthers LLC

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson, ss:

On this 11th day of March, 2023, before me personally appeared Kelsey Brown, Owner, on behalf of Caruthers LLC, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

PERI HUSSEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 25, 2024

Notary Public

notary

Title (and Rank)

My commission expires 03/25/2024

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Kelsey Brown

Affiant

Affiant's Name: Kelsey Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0

Kelsey Brown, **Affiant**

Subscribed and sworn before me this the

13 **Day of** March, 2023.

A. Hayes, **Deputy Register**

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on January 19, 2022.

NOTARY PUBLIC Jonathan Wobbrock

My Commission Expires: 03/06/2024

JONATHAN WOBBROCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and for the benefit of a title search.

Karen Johnson Davidson County
Batch# 798597 DEEDQC
02/01/2022 02:59:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00

[redacted]
20220201-0011757

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Caruthers LLC 1001 Caruthers Ave Nashville, TN 37204	Same as New Owner	118 01 0 184.00

KNOW ALL MEN BY THESE PRESENTS that Kelsey K. Brown, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Caruthers LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Beginning at the Southwest comer of 10th Avenue South, formerly Pomeroy and Caruthers Avenue; thence Southerly along the Westerly margin of 10th Avenue South, 105 feet, more or less to a point 73 feet North of the Northerly margin of an alley; thence Westerly 82 feet more or less to a point in the Easterly boundary line of a tract of land conveyed to A. B. Thack, by deed from C. T. Breene, et al, said point being 73 feet North of the Northerly margin of said alley; thence Northerly with the Easterly margin of the A. B. Thack property 105 feet more or less to the Southerly margin of Caruthers A venue; thence with the Southerly margin of Caruthers Avenue, Easterly 82.5 feet to the point of beginning.

Being the same property conveyed to Kelsey K. Brown by Warranty Deed from Robert Wheatley, a married man and Andrea Wheatley, unmarried woman, dated June 17, 2021 and recorded June 22, 2021, of record in Instrument No. 20210622-0083696, Register's Office for Davidson County, Tennessee.

This is improved property known as 1001 Caruthers Ave, Nashville, Tennessee 37204.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.