vidson County
Batch# 979737 DEEDQC
03/13/2023 10:35:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230313-0017930

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0542
Box #14

ADDRESS NEW OWNER AS FOLLOWS:
2610 Holdings, LLC
2610 Westwood Dr.
Nashville, Tennessee 37204

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER:
11802022000

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Jenner**, a resident of the State of Tennessee ("**Grantor**"), does hereby transfer and quitclaim to **2610 Holdings, LLC**, a Tennessee Limited Liability Company ("**Grantee**"), and its successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 63 and 64, George I. Waddey's Subdivision of Westwood, of record in Book 322, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Said Lot Nos. 63 and 64 front 50 feet each on the easterly side of Westwood Avenue, formerly 7th Avenue South, extended and run back between parallel lines 180 feet to an alley.
>
> Being the same property conveyed to 2610 Westwood G.P. by Warranty Deed dated July 19, 2017, from Mark Manz, of record in Instrument No. 20170720-0073144, Register's Office for Davidson County, Tennessee. The Grantor has been a partner in 2610 Westwood G.P. and has simultaneously or previously transferred his interest in that Partnership to William F. Snyder, the sole remaining partner of the Partnership.

The tract or parcel of land described above is improved property known as 2610 Westwood Drive, Nashville, Tennessee 37204 (the "**Property**").

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer to the Grantee any remaining interest that the Grantor may have in the Property. Grantor was previously a partner in **2610 Westwood G.P.**, a Tennessee General Partnership (the "**Partnership**"); but Grantor sold his Partnership interest to his partner, William F. Snyder. After Grantor sold his interest in the Partnership, William F. Snyder was the only remaining partner. The Partnership was then converted to 2610 Holdings, LLC, a Tennessee

Limited Liability Company (the above-mentioned Grantee). In a separate Quitclaim Deed, the Partnership has transferred any remaining interest that it had in the Property to Grantee. With this Quitclaim Deed, the Grantor and Grantee seek to confirm that only Grantee shall have an interest in the Property.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The preparer makes no warranties or representations regarding the status of title to the property.

In witness whereof, this instrument has been executed this 9TH day of March, 2023.

William Jenner

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public for the State and County aforesaid, personally appeared William Jenner, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2023.

AMANDA PERRYMAN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public
My Commission Expires: 5-5-25

State of Tennessee
County of Davidson

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 9th day of March, 2023.

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: Nov. 2, 2026