Karen Johnson Davidson County
Batch# 983564 DEEDQC
03/23/2023 09:52:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230323-0021016

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:
David Hodges
P O Box 340020
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map 191-07-0
Parcel -4 58.00

For and in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency whereof are mutually acknowledged, **5307 Pennsylvania, LLC**, a Tennessee Limited Liability Company (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **David Hodges**, (hereinafter called the GRANTEE) his heirs and assigns, all of its rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1208, Block 34, as shown on the map entitled Plan No. 2 of West Nashville, as of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to 5307 Pennsylvania, LLC, by deed recorded as Instrument 20170719-0072846, said Register's Office.

Emerson Hart, David Harris and David Hodges are all of the Members of 5307 Pennsylvania, LLC.

This is improved property known as **5307 Pennsylvania Avenue, Nashville, Tennessee 37209**

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 21 day of March, 2023.

GRANTOR:

5307 Pennsylvania, LLC

BY: _____
David Hodges, Member

_____
David Harris, Member

_____
Emerson Hart, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **David Harris and David Hodges,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of **5307 Pennsylvania, LLC,** the within named bargainor, a limited liability company, and that they have executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Members.

Witness my hand and official seal this the 17th day of March, 2023.

_____ my commission expires: 1-8-24
Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Emerson Hart,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **5307 Pennsylvania, LLC,** the within named bargainor, a limited liability company, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as a Members.

Witness my hand and official seal this the 21 day of March, 2023.

_____ my commission expires: 1-8-24
Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this 21 day of March, 2023

_____ My commission expires: 1-8-24
NOTARY PUBLIC

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE