Karen Johnson Davidson County
Batch# 992198 DEEDQC
04/14/2023 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230414-0027382

QUITCLAIM DEED

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
9th Avenue Nashville, LLC (NAME)	**NEW OWNER** (NAME)	**072 05 0 107.00** **072 05 0 106.01**
PO Box 120556 **Nashville, TN 37212** (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of April, 2023, the undersigned, **SOUTHWEST INVESTMENT CAPITAL GROUP, LLC , A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **9TH AVENUE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1043 EAST TRINITY LANE, NASHVILLE, TENNESSEE 37216** and **0 ZOPHI STREET, NASHVILLE, TN 37216** more particularly described as follows:

Parcel 1 (APN:072 05 0 107.00):

Land in Davidson County, Tennessee, being Lot No. 56 on the Revised and Corrected Map of Subdivision of Casper Zopfi's Place, as of record in Plat Book 547, Pages 21 and 22, Register's Office for said county.

Said Lot No. 56 fronts 48.8 feet on the Northerly side of Trinity Lane, formerly Countess Street, as widened, and runs back 141 feet, more or less, to an alley, measuring 54 feet thereon.

Being the same property conveyed to Southeast Investment Capital Group, LLC, a Delaware Limited Liability Company, by Warranty Deed from Winburn Sircy Jr., Janice M. Sircy, Julie Ann Sircy, and Ronald C. Sircy, of record in Instrument No. 20211230-0172112, in the Register's Office of Davidson County, Tennessee, dated December 05, 2021 and recorded on December 30, 2021.

Parcel 2 (APN:072 05 0 106.01):

Being part of Lot #55 on the Revised and Corrected Map of Subdivision of Casper Zopfi's Place, as of Record in Plat Book 547, Pages 21 and 22, Register's Office for Davidson County.

Beginning at the Southwest corner of said lot, thence Easterly 50 feet along the Northerly margin of lot 56, thence, Northerly 100 feet to an iron pin; thence, Westerly 30 feet to an iron pin; thence, Southerly 100 feet to the point of beginning.

Being the same property conveyed to Southeast Investment Capital Group, LLC, a Delaware Limited Liability Company, by Warranty Deed from Winburn Sircy Jr., Janice M. Sircy, Julie Ann Sircy, and Ronald C. Sircy, of record in Instrument No. 20211230-0172112, in the Register's Office of Davidson County, Tennessee, dated December 05, 2021 and recorded on December 30, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of April, 2023.

GRANTOR:
SOUTHWEST INVESTMENT CAPITAL GROUP, LLC , A DELAWARE LIMITED LIABILITY COMPANY

By: Amani Kelly, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **AMANI KELLY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 12th day of April, 2023.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 true and exact copy of the original document executed and authenticated according to law on April 12, 2023.

Affiant Signature

4/12/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of April, 2023.

Notary Public

Notary's Seal:

