Karen Johnson Davidson County
Batch# 993375 DEEDQC
04/19/2023 10:27:12 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20230419-0028738

**This Instrument Prepared by:**
**Banker Title & Escrow Corporation**
**3310 West End Avenue, Suite 540**
**Nashville, Tennessee 37203**

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bill to: | MAP-PARCEL |
|---|---|---|
| John D. Denton<br>4434 Brush Hill Road<br>Nashville, TN 37216 | New Owner | 069 00 0 086.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **DENKE 2, LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **John D. Denton,** the **Grantee** herein, their successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit: Being in the 13th Civil District of said County and State, described according to a survey by John M. Sullivan, May 4, 1965, as follows: Beginning on the Southerly margin of West Hamilton Road at a point 546.92 feet East of the Southwest intersection of Tennessee Highway No. 112 and West Hamilton Road; thence with said Road 84 degrees 12' East 75 feet; thence South 24 degrees 27 feet East 313 feet; thence South 84 degrees 12 feet West 75 feet; thence North 24 degrees 27 feet West 313 feet to the beginning, containing 0.51 acres, more or less.

Being the same property conveyed to DENKE 2, LLC, a Tennessee limited liability company, by Warranty Deed from Sherry Carlene Mendez, a single woman, and Michael L. Callis, a single man, and Wayne Gann, a single man, of record in Instrument No. 20151016-0105405, Register's Office for Davidson County, Tennessee, dated October 8, 2015 and recorded on October 16, 2015.

**This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.**

This is improved real property with a mailing address of: 3509 West Hamilton Avenue, Nashville, Tennessee 37218.

[SIGNATURE SECTION TO FOLLOW]

**IN WITNESS WHEREOF**, the undersigned has executed this instrument on the 18 day of April, 2023.

Denke 2, LLC, a Tennessee limited liability company

By: _____
Melisa Keele, Member

By: _____
John D. Denton, Member

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melisa Keele,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Member of the maker, Denke 2, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 18 day of April, 2023.

_____
Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John D. Denton,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Member of the maker, Denke 2, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 18 day of April, 2023.

_____
Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $150,000.00.

Tracy Perry
**Affiant**

Subscribed and sworn to before me this 18 day of April, 2023.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024