Karen Johnson Davidson County
Batch# 995761 DEEDQC
04/24/2023 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230424-0030173

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 19th day of April, 2023. Notary Public My Commission Expires:

Meredith D. McGinnis, Esq.
Keller Turner Andrews & Ghanem PLLC
20 Music Square W, STE 200
Nashville, TN 37203

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

QUITCLAIM DEED

Address New Owner: Starpower Street, LLC 20 Music Square W, STE 200 Nashville, TN 37203	Send Tax Bills To: 20 Music Square W, Ste200 Nashville, TN 37203	Tax Parcel ID No. 11914010600

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandi G. Cyrus, a single woman,** ("Grantor"), by these presents, does hereby quitclaim and convey unto **Starpower Street, LLC, a Tennessee limited liability company** ("Grantee"), and its heirs, successors and assigns all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 2 of Block "A" on the Plan of Part One of Woodbine Courts, of record in Book 1130, Page 39, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed by Warranty Deed from Linda Qualls, a single woman, to Brandi G. Cyrus, as recorded on the 30th day of November 2015, of record in Instrument No. 20151130-0120556, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as: **302 MORTON AVE Nashville, TN 37211**

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

[INTENTIONALLY LEFT BLANK]

Witness my hand this the 19th day of April, 2023, the bargaining party, having cause my name to be signed hereto on said day and date.

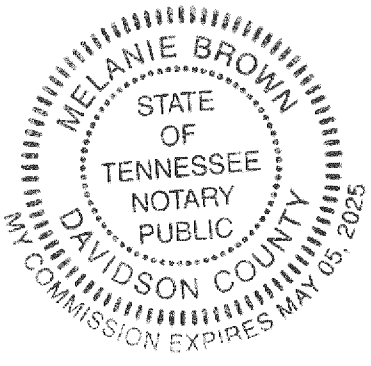
GRANTOR:

BRANDI G. CYRUS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDI G. CYRUS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2023.



Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **4/19/2023** (date of document).

Affiant Signature

4/19/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **APRIL**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

