Karen Johnson Davidson County
Batch# 997200 DEEDQC
04/27/2023 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230427-0031159

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. William A. Payor Affiant Subscribed and sworn to before me This 27 day of April, 2023. Sarah E. Jones Notary Public My Commission Expires: 11/02/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner as:	Tax Bill To:	Map / Parcel
Main Street Land Trust P.O. Box 160730 Nashville, TN 37216	New Owner	07200008700

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Upside, LLC, a Tennessee limited liability company, (**hereinafter referred to as "Grantor") does hereby quitclaim and convey unto the **Main Street Land Trust,** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee as described in the attached Exhibit A.

Being the same property conveyed to Upside, LLC, a Tennessee limited liability company by Quitclaim Deed from March Egerton of Record in Instrument 20090714-0066017, in said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 0 Carter Avenue, Nashville TN 37206.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 27 day of April, 2023.

GRANTOR:

UPSIDE, LLC,
a Tennessee limited liability company

By: _____, Managing Member
March Egerton

Title: Managing Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **March Egerton, Managing Member of Upside, LLC,** 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 Managing Member for Upside, LLC, and as such Managing Member acknowledged the he is authorized to execute the foregoing instrument on behalf of the Upside, LLC, a limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name for the Upside, LLC by himself as its Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 27th **day of** April, 2023.

_____
Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING THE NORTHERLY 40 FEET OF LOT NO 9, ALL OF LOT NO 10 AND THE SOUTHERLY 40 FEET OF LOT NO 11 AND THAT PART OF A 12-FOOT ALLEY LYING IMMEDIATELY EAST OF THE REAR LINES OF SAME AS SHOWN ON THE PLAN OF MRS. MINNIE E. MARTIN'S SUBDIVISION OF RECORD IN BOOK 547, PAGE 137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND PART OF LOT NO 58 ON THE PLAN OF BROWNSVILLE OF RECORD IN BOOK 21, PAGE 9, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER ACCORDING TO A SURVEY BY PARRISH ENGINEERS INC. DATED FEBRUARY 24, 1969, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RIVERSIDE DRIVE 10 FEET NORTH OF THE COMMON FRONT CORNER OF LOTS NO 8 AND 9 ON THE PLAN OF MRS. MINNIE E. MARTIN'S SUBDIVISION; THENCE WITH SAID MARGIN OF RIVERSIDE, NORTHWARDLY 130 FEET TO A POINT 40 FEET NORTH OF THE SOUTHWEST FRONT CORNER OF LOT NO 11 ON SAID PLAN; THENCE AT RIGHT ANGLES, EASTWARDLY 205.5 FEET TO A POINT IN THE EASTERLY MARGIN OF A 12 FOOT ALLEY, PASSING THE WESTERLY MARGIN OF SAID ALLEY AT 193.5 FEET; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY AND WESTERLY LINE OF LOT NO 58 ON THE PLAN OF BROWNSVILLE NORTHWARDLY 60 FEET TO A POINT; THENCE AT RIGHT ANGLES EASTWARDLY 294 FEET TO A POINT; THENCE AT RIGHT ANGLES AND A FENCE LINE SOUTHWARDLY 190 FEET TO A POINT AT A FENCE CORNER; THENCE AT RIGHT ANGLES AND WITH A FENCE LINE WESTWARDLY 499.5 FEET TO THE POINT OF BEGINNING, PASSING THE EASTERLY MARGIN OF THE AFOREMENTIONED 12 FOOT ALLEY AT 294 FEET AND THE WESTERLY MARGIN OF SAID ALLEY AT 304 FEET.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO EDWARD FARIA BY WARRANTY DEED FROM ERIC GOODMAN, AS TRUSTEE AND NOT PERSONALLY UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 17TH DAY OF NOVEMBER 2005 KNOWN AS NEW LIFE TRUST, RECORDED OCTOBER 2, 2006 IN INSTRUMENT NO. 20061002-0121966, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING THE NORTHERLY 40 FEET OF LOT NO 9, ALL OF LOT NO 10 AND THE SOUTHERLY 40 FEET OF LOT NO 11 AND THAT PART OF A 12-FOOT ALLEY LYING IMMEDIATELY EAST OF THE REAR LINES OF SAME AS SHOWN ON THE PLAN OF MRS. MINNIE E. MARTIN'S SUBDIVISION OF RECORD IN BOOK 547, PAGE 137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE PROPERTY CONVEYED TO ERIC GOODMAN, AS TRUSTEE AND NOT PERSONALLY UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 17TH DAY OF NOVEMBER 2005 KNOWN AS NEW LIFE TRUST, BY WARRANTY DEED FROM YVETTE RENE JONES RECORDED NOVEMBER 18, 2005 IN INSTRUMENT NO. 20051118-0139304 AND INSTRUMENT NO. 20060511-0055307, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Robert J. Notestine III, do herby 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 4/27/23.

AFFIANT SIGNATURE Date 4/27/23

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 27th day of April, 2023.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY