QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 998496 DEEDQC
05/02/2023 11:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230502-0032416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/10/24
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/24

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Ross Stone	**Same**	
(NAME)	(NAME)	
1206 Katie St.		**071-14-0-073.00 & 07114041000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **PROPERTY MANAGEMENT RESOURCES NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ROSS STONE, SINGLE,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

SEE ATTAHCED "EXHIBIT A"

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the **27th** day of April, 2023.

PROPERTY MANAGEMENT RESOURCES NASHVILLE, LLC:

Signed with Stavvy:
Matthew Strader
ogRvjhb2dz

MATTHEW STRADER, AUTHORIZED SIGNER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county mentioned, personally appeared by audio-visual communication, Matthew Strader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Property Management Resources Nashville, LLC, the within named bargainor, a Tennessee limited liability company, and that Matthew Strader as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Company as Authorized Signer.

Witness my hand and official seal, this the 27th day of April, 2023.

Signed with Stavvy:
Leslie Hayes
0gZ59hdZj

Notary Public
My Commission Expires: 10/10/2026

LESLIE HAYES
State Of Tennessee Notary Public
County of Williamson
My Commission Expires October 10, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

EXHIBIT A

PARCEL I:
Commonly known as: 106 Fern Avenue, Nashville, Davidson County, Tennessee

LAND in Davidson County, TN, being Lots Nos. 28, 29, 30 and 31, J.B. HAYNIE's GROVE PLAN, as shown plat of record in Plat Book 57, page 64, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to PROPERTY MANAGEMENT RESOURCES NASHVILLE, LLC, a Tennessee limited liability company, by Quitclaim Deed from CARBY, LLC, a Tennessee limited liability company, of record in Instrument No. 20210806-0106213, Register's Office for Davidson County, Tennessee.

PARCEL II:
Commonly known as 0 Birch Avenue, Nashville, Davidson County, Tennessee

LAND in Davidson County, TN, being the remainder of LotNo.6 on the plan of W.G. Bush Tract, as of record in Plat Book 421, page 24, Register's Office for Davidson County, TN, according to a survey by Rocky Montoya, Surveyor, TN RLS 697, known as Job 15-08-35, and described as follows:

BEGINNING at an iron rod (old) in the West margin of Fern Avenue, said point being the Southeast corner of Lot No.7, the Northeast corner of Lot No.6; thence with the South margin of Fern Avenue South 09 deg. 00 min. 17 sec. East 50.22 feet to an iron rod (old), said point being in the Northwest corner of an alley; thence with the North line of said alley South 69 deg. 33 min. 02 sec. West 57.50 feet to an iron rod (new); thence with the West line of the alley and the West line of Lot 42 on the Plan of J.B. Haynie's Grove Plan of record in Plat Book 57, Page 64, RODC, TN South 11 deg. 44 min. 47 sec. West 103.77 feet to an iron rod (new), this is the point of beginning for this described parcel; thence along the West line of Lot No. 42, the West margin of Birch Avenue, and part of Lot No. 28 on the Plan of J.B. Haynie's Grove Plan as stated above, South 11 deg. 44 min. 47 sec. West 151.42 feet to an iron rod (new), said point being the Northeast corner of Mid-South Produce Distributors, LLC as of record in Instrument No. 20020710-0082991, RODC, TN; thence with said owner and the South line of this tract South 88 deg. 14 min. 47 sec. West 105.99 feet to a point, said point being the Southeast corner of Lot No. 5 on the Plan of the W.G. Bush Tract of record in Plat Book 421, Page 24, RODC, TN; thence with the East line of Lots 5, 4, and 3 of said subdivision, the West line of this tract North 03 deg. 21 min. 17 sec. East 159.23 feet to an iron rod (new), said point being the Northeast point of Lot No. 3 of said subdivision, the South side of an alley, the Northwest corner of this tract; thence with said alley, the South side of Lot No. 6 on the Plan of W. G. Bush Subdivision, the North line of this tract, South 86 deg. 38 min. 43 sec. East 127.66 feet to the point of beginning, containing 17,965.98 square feet (0.41 acres), more or less.

Being the same property conveyed to PROPERTY MANAGEMENT RESOURCES NASHVILLE, LLC, a Tennessee limited liability company, by Quitclaim Deed from CARBY, LLC, a Tennessee limited liability company, of record in Instrument No. 20210806-0106213, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie G. Hayes, 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 4/27/2023.

Date

Affiant Signature

5/2/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)