Karen Johnson Davidson County
Batch# 1000305 DEEDQC
05/05/2023 03:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230505-0033659

Name and Address of New Owner:
Noonan Group Partners LLC
2500 21st Ave S
Nashville, TN 37212

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 072140M00101CO & 072140M00201CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Springdale Devlopment, LLC, a Tennessee Limited Liability Company,** "the Grantor," herby bargain, sell, release, remis, quitclaim, and convey unto **Noonan Group Partners, LLC, a Tennessee Limited Liability Company** "the Grantee," all my right, title, and interest in and to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A and Unit B as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions of Homes at 1915 Scott Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230309-0016943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty deed from Susan Colley Crowder of record in Instrument No. 20220909-0101073 Register's Office for Davidson County, Tennessee, dated September 8, 2022 and recorded on September 9, 2022.

Being a portion of the same property conveyed to Springdale Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Financial, LLC, a Texas Limited

Liability Company of record in Instrument No. 20220909-0101180 Register's Office for Davidson County, Tennessee, dated September 8, 2022 and recorded on September 9, 2022.

For Informational Purposes Only: Also being known as 1915 A&B Scott Avenue, Nashville, TN 37206; Parcel No. 072140M00101CO & 072140M00201CO.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of May, 2023.

Springdale Development LLC, a Tennessee Limited Liability Company

_____(SEAL)
BY: Ke Qin, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.K Schodroski of the state and county mentioned, personally appeared Ke Qin, 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 Chief Manager of Spirngdale Development LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Ke Qin as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief manager.

Witness my hand and seal, at office in Nashville, this 3rd day of May, 2023.

M.K Schodroski
Notary Signature

Printed Name: M.K Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4 day of May, 2023.

Notary Signature
My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 5/3/2023 (date of document).

Affiant Signature

5/4/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of May, 2023.

M. L. Schodorst

Notary's Signature 3/3/2026

MY COMMISSION EXPIRES:

NOTARY'S SEAL