BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1001999 DEEDQC
05/11/2023 09 18 09 AM 2 pgs
Fees $12 00 Taxes $0 00
20230511-0035097

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
805 McKennie Partners, LLC 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	071-16-0-315 00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Smackintosh Ventures, LLC** does hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **805 McKennie Partners, LLC,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Thornby Place of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 fronts 88.5 feet on the south side of Dayton Avenue and runs back between lines 145 feet, more or less, to an alley on which it measures 140 feet.

Being the same property conveyed to Smackintosh Ventures, LLC by Warranty Deed from Caprice Palmer and Deborah Campbell by Warranty Deed of record in Instrument No. 20230502-0032305 Register's Office for Davidson County, Tennessee.

Being also known as 805A W. McKennie Ave, Nashville, TN 37206.

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

Witness my hand this 10th day of May, 2023

Smackintosh Ventures, LLC

BY: _____
Dylan Potter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Smackintosh Ventures, LLC, and that he as such Authorized Agent of Smackintosh Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Smackintosh Ventures, LLC

Witness my hand and official seal this 10 day of May, 2023

Commission expires

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

_____
Affiant

Subscribed and sworn to before me, this the 10 day of May, 2023

_____
Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON