This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson Davidson County
Batch# 1006316 DEEDQC
05/23/2023 08 29 01 AM 3 pgs
Fees. $17 00 Taxes $0 00
20230523-0038611

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
DRAKE GUNNING and MARY KARWOSKI 174 Wheeler Avenue Nashville, TN 37211	Same	133-07-0-200.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **174 WHEELER, LLC, a Tennessee limited liability company** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **DRAKE GUNNING and MARY KARWOSKI**, **husband and wife**, and their successors, heirs and assigns. The real estate is described as follows:

> Being Lot No. 22 on the Plan of Farley Heights, Second Addition, of record in Book 2330, page 100, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to 174 Wheeler, LLC, a Tennessee limited liability company, by Quitclaim Deed from Drake Gunning and Mary Karwoski, husband and wife, dated June 21, 2022, and filed of record in Instrument No. 20220705-0076967, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 18th day of May, 2023.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025

This is improved property, known as 174 Wheeler Avenue, Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 18th day of May, 2023.

MEMBERS OF 174 WHEELER, LLC:

DRAKE GUNNING, President and Chief Manager

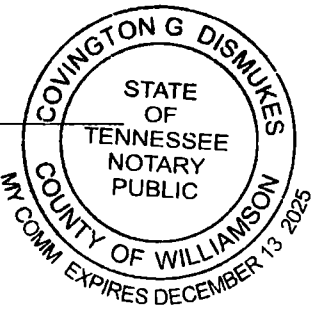
MARY KARWOSKI, Executive Vice President and Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DRAKE GUNNING**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he was the President and Chief Manager of 174 Wheeler, LLC, a Tennessee limited liability company, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of the said 174 Wheeler, LLC.

WITNESS my hand and seal, at office, this 18th day of May, 2023.

Notary Public My Commission Expires:_____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY KARWOSKI**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that she was the Executive Vice President and Secretary of 174 Wheeler, LLC, a Tennessee limited liability company, the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of the said 174 Wheeler, LLC.

WITNESS my hand and seal, at office, this 18th day of May, 2023.

Notary Public My Commission Expires:_____

