THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Trinovus, LLC
1320 Lischey Ave
Nashville, TN 37207

Send Tax Bill to:
Owner

Map-Parcel Numbers:
A portion of Map/Par. 071-15-0-245.00-CO

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 23 day of May, 2023.

Notary Public

My Commission Expires:
9-7-26

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TRINOVUS, LLC** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TRINOVUS, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A. **THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOT 21 ON THE PLAN OF PLAT OF THE HIGHLAND LAND CO'S SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY:**

See attached "Exhibit A".

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23 day of May, 2023.

Karen Johnson Davidson County
Batch# 1006796 DEEDQC
05/23/2023 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230523-0038853

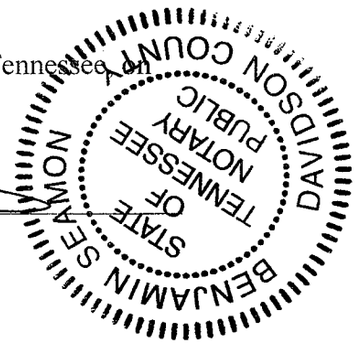
TRINOVUS, LLC

Vernon Thomas Keesee, Jr., Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Vernon Thomas Keesee, Jr., with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Representative of TriNovus, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Vernon Thomas Keesee, Jr.as such Authorized Representative.

Witness hand and official seal at office at Brentwood Tennessee, on this the 23 day of May, 2023.



My Commission Expires:

9-7-26

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot 21 on the Plan of Plat of the Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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. 21, along with Lot No. 20, front together 50 feet on the westerly side of Lischey Avenue and run back 177.29 feet on the southerly line and 178.625 feet on the northerly line of said lot to an alley on the rear line, measuring 50 feet thereon.

Being a portion of the same property conveyed to TriNovus, LLC by Warranty Deed from Willie Deed Danforth, dated August 5, 2022, of record in Instrument Number 20220809-0090674, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOT 21 ON THE PLAN OF PLAT OF THE HIGHLAND LAND CO'S SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 14, SAID REGISTER'S OFFICE.

202305230038853

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-23-23.

Affiant Signature

5-23-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY