Karen Johnson Davidson County
Batch# 1006969 DEEDQC
05/24/2023 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230524-0039084

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
Ottinger Law Group, PLLC
2001 Warfield Drive, Suite 201
Nashville, TN 37215

Prepared from information furnished by the parties hereto without the benefit of a title examination.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

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

Notary Public

My Commission Expires: 03-09-2027

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES MARCH 09, 2027

Address New Owners:	**Send Tax Bills To:**	**Map and Parcel:**
1233 Nashville, LLC 224 E. Lakewood Road West Palm Beach, FL 33405	New Owners	105-03-0-258

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and No/100 ($10.00),** and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Elizabeth E. Matthews**, an individual resident of the State of Florida, hereinafter called the "***Grantor***", does hereby transfer, convey and quitclaim unto **1233 Nashville, LLC,** a Tennessee limited liability company, hereinafter called the "***Grantee***", Grantee's successors and assigns, all its interest in a certain tract or parcel of land in Davidson County, Tennessee, 37210, as more particularly described on Exhibit A hereto and incorporated herein by reference (the "***Property***").

This is improved property is known as: 1233 2nd Avenue South, Nashville, TN 37210.

Said Property is conveyed subject to such limitations, restrictions and encumbrances which may affect the Property.

Grantor hereby releases all claims to homestead and dower therein. Grantor represents that Grantor is unmarried at the time of exeecution of this Quitclaim Deed.

{Signatures Continue on Following Page}

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of this the 18th day of May, 2023.

GRANTOR:

By: _____
Elizabeth E. Matthews

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, Emily N. Means, a Notary Public of the State and County aforesaid, personally appeared **Elizabeth E. Matthews**, to me known (or proved to me on the basis of satisfactory evidence) the within named Grantor, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of May, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 03-09-2027

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027

Exhibit A

Legal Description of Property

Land in Davidson County, Tennessee, being part of Lot No. 26 in John Nelson's Addition to Nashville, Tennessee, a plan of which is recorded in Book 2, page 182, Register's Office for Davidson County, Tennessee, further described as follows:

Lying on the West side of South Market Street, now 2nd Ave. South beginning at a point in the Western margin of said street 232 feet North of the Southeast corner of Lot No. 27, extending thence Northwardly along the Western margin of said street 35 feet; thence at right angles Westwardly 137 feet, more or less, to the Eastern margin of an alley; thence along the Eastern margin of said alley, Southwardly 35 feet; thence Eastwardly 137 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth E. Matthews by Warranty Deed from Joshua Nicholson, Trustee of the Goo Revocable Living Trust, dated April 19, 2019, of record in Instrument No. 20230221-0012092 Register's Office for Davidson County, Tennessee, dated February 15, 2023 and recorded February 21, 2023.

Certificate of Authenticity

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Talbott P. Ottinger

Dated: May 24th, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) ss.

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

My Commission Expires: 7-6-2026