Karen Johnson Davidson County
Batch# 1006970 DEEDQC
05/24/2023 11 04 29 AM 3 pgs
Fees $17 00 Taxes $0 00
20230524-0039085

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed*	STATE OF TENNES COUNTY OF DAVI. The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2023. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Hashtag LLC 917 Caruthers Avenue Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No. 105-03-0-007 00 105-03-0-008.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Hashtag LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Hashtag LLC, a Tennessee limited liability company**, its heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:

LAND in Davidson County, Tennessee, being the northerly 35 feet of Lot No. 2 on the Plan of the Holt Property, as of record in Plat Book 1, Page 28, Chancery Court at Nashville.

SAID part of lot No 2 fronts 35 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and runs back 132 feet, more or less, on the southerly line and 131.85 feet in the northerly line, with the southerly margin of Cameron Avenue, to an alley measuring 35 feet thereon.

This property is known as: 1032 4th Avenue South, Nashville, Tennessee 37210.

Being the same property conveyed to Hashtag LLC, a Tennessee limited liability company by Special Warranty Deed from Green Legacy III Partnership, a Tennessee general partnership, dated July 28, 2021 and recorded on July 30, 2021 in Instrument No. 20210730-0102856, in the Register's Office of Davidson County, Tennessee.

Tract 2:

LAND in Davidson County, Tennessee, being the southerly 12.6 feet of Lot No. 2 and the northerly 22.4 feet of Lot No. 3 on the Plan of the Holt Property, as of record in Plat Book 1, Page 28, Chancery Court at Nashville.

SAID part of Lot Nos. 2 and 3 fronts together 35 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 132 feet, more or less to an alley.

This property is known as: 1034 4th Avenue South, Nashville, Tennessee, 37210

Being the same property conveyed to Hashtag LLC, a Tennessee limited liability company by Special Warranty Deed from Green Legacy III Partnership, a Tennessee general partnership, dated July 28, 2021 and recorded on July 30, 2021 in Instrument No. 20210730-0102856, in the Register's Office of Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to combine Tract 1 and Tract 2 into one parcel and assign one Map and Parcel number, 105-03-0-008.00.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2023.

Hashtag LLC

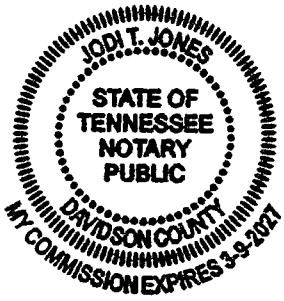
By: Frank Thomasson, Member

By: G. Byran Fort, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Frank Thomasson and G. Byran Fort, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Hashtag LLC, a Tennessee limited liability company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at Office, this 17th day of May, 2023.



Notary Public

My Commission Expires: 3-9-2027