Karen Johnson Davidson County
Batch# 1009748 DEEDQC
06/01/2023 08:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230601-0041145

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
J. Ross Hutchison, Esq.
STITES & HARBISON, PLLC
400 Commerce Street, Suite 800
Nashville, Tennessee 37219
(615) 782-2330

Send Tax Bills To:
Cavanary Interests, LLC
c/o Kory Cavanary
2105 Osage Street
Nashville, Tennessee 37208

Tax Parcel Identification Nos.:

09112036100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten Dollars ($10.00).

Affiant

Sworn to and subscribed before me, this 31st day of May, 2023.

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/2/2024

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **Kory O. Cavanary, an unmarried person** ("**Grantor**"), has this day quitclaimed and conveyed unto **Cavanary Interests, LLC, a Wyoming limited liability company** ("**Grantee**"), all rights, title and interest in land in Davidson County, Tennessee, being 611 45th Avenue North 37209 in Nashville, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 68, Block No. 55 of Plan No. 1 of West Nashville as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot 68 fronts 25 feet on the west side of 45th Avenue North and extends back westerly between parallel lines 110 feet to an alley.

Being part of the same property conveyed to JP Holdings, LLC, a Tennessee Limited Liability Company by deed dated April 12, 2021 from Carolyn S. Spencer, unmarried of record in Instrument No. 20210413-0049194, Register's Office for Davidson County, Tennessee and further conveyed to JP Holdings, LLC, a Tennessee Limited Liability Company by deed dated April 19, 2021 of record in Instrument No. 20210421-0053023, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed Kory Cavanary, an unmarried person, by deed dated May 19, 2023 of record in Instrument No. 20230519-0037613, Register's Office for Davidson County, Tennessee.

RH ~~TO HAVE AND TO HOLD~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful

claims of all persons whomsoever. Wherever 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 Deed on this 31st day of May, 2023.

GRANTOR:

Kory Cavanary

By: _____
Kory Cavanary

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Kory Cavanary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of May 2023.

Notary Public

My Commission Expires: 9/21 2024

Tennessee Certification of Electronic Document

I, J. Ross Hutchison, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on May 31, 2023 (date of document).

Affiant Signature

May 31, 2023
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 31st day of May, 2023.

Heidi Sisson
Notary's Signature

My Commission Expires: June 20, 2023

Notary's Seal

