PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 1011035 DEEDQC
06/05/2023 09 27 03 AM 2 pgs
Fees $12 00 Taxes $0 00
20230605-0042234

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Julia Webster Richardson, et al. 821 Marina St Nashville, TN 37206	Same	082-08-0-433.00

QUITCLAIM DEED

For and in Consideration of the sum of one and 00/100 ($1.00) Dollar, cash in hand paid 821 Marina, LLC a Tennessee Limited Liability Company, the Grantor, has this day bargained and sold and hereby conveys, remises, releases and forever quitclaims 98% of its interest in the subject real property to Julia Webster Richardson, married and a 2% interest to Coralee Anne Richardson, unmarried, their heirs and assigns all of Grantor's interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 2 on the Plan of Final Plat of Resubdivision of Lots 71, 72, and P/O 73, Bransford Realty Company Subdivision of the McWhirter and Love McFerrion Tract of record in instrument No. 20070907-0107350, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 821 Marina, LLC, a Tennessee Limited Liability Company by deed dated November 17, 2022 from Ryan Gabriel Dankowski and Alexandria Shoemaker and recorded on November 21, 2022 as instrument number 20221121-0123019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved property with an address that is believed to be 821 Marina Street, Nashville TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing its signature this 15th day of May, 2023.

GRANTOR:

821 Marina, LLC

By: _____
Troy Becker, Sole Member

STATE OF Texas)
COUNTY OF Travis)

Before me, a Notary Public in and for said State and County, personally appeared Troy Becker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member and Authorized signer for 821 Marina, LLC, to execute this instrument on behalf of the 821 Marina, LLC.

Witness my hand and seal this the 15th day of May 2023.

CYNTHIA DIANE SEATON
My Notary ID # 11974508
Expires April 2, 2025

_____
NOTARY PUBLIC

My commission expires: 04-02-25

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer is $00.00.

_____
AFFIANT

Subscribed and sworn to before me this 2nd day of ~~May~~ June, 2023.

_____
NOTARY PUBLIC

My commission expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY