Karen Johnson Davidson County
Batch# 1014789 DEEDQC
06/13/2023 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230613-0045054

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: Chandler Farmer, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
D&D Holding Group, LLC 348 Kingview Drive Nashville TN 37218	Same as New Owner	095-16-0-030-00

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **KDP REAL ESTATE LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **D & D HOLDING GROUP, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the **improved** real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 9th day of June, 2023

GRANTOR:

KDP REAL ESTATE, LLC
a Tennessee limited liability company

By: _____
Name: Fernando Pineyro
Its: Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fernando Pineyro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Manager of KDP Real Estate, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of June, 2023.

_____
NOTARY PUBLIC

CARRIE HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My Commission Expires:
05.20.2026

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 9th day of June, 2023.

_____
Affiant

_____
Notary Public

My Commission Expires: 05.20.2026

CARRIE HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

EXHIBIT "A"

Legal Description of the Property

Tract I:
Land in Davidson County, Tennessee, being Lot 59, as shown on the map entitled Perry Heights of record in Plat Book 2900, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:
A tract of land situated in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 60 on the plan of Perry Heights of record in Book 2900, Page 18, Register's Office for Said County, described as follows:

Beginning at a point in the western margin of Heney Drive said point being further described as the common corner between Lot No. 59 and Lot No. 60 of Perry Heights Subdivision as of record in Plat Book 2900, Page 18, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Heney Drive in a southerly direction along a curve to the right having a radius of 431.7 feet a distance of 8 feet to a point; thence leaving said street margin along a line in a westerly direction a distance of 151 feet more or less to a point in the westerly boundary of said subdivision, thence with said boundary line N. 9 degrees 00' W a distance of 33 feet to a point, said point being the southwest corner of lot No. 59; thence with the common property line between lots No. 59 and No. 60 in an easterly direction a distance of 165 feet to the point of beginning.

Tract I and II being the same property conveyed to KDP Real Estate LLC from Judy O Gibson, Trustee of the Judy O Gibson Revocable Living Trust Agreement Dated September 27, 2011, and any successors in trust, and any amendments thereto, and Judy O. Gibson, pursuant to Warranty Deed dated December 22, 2022, recorded at Instrument No. 20221228-0133281, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 true and exact copy of the original document executed and authenticated according to law on June 9, 2023 (date of document).

Carole M. Maxson

June 13, 2023

Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On June 13, 2023, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11·5·24

