Karen Johnson Davidson County
Batch# 1017740 DEEDQC
06/22/2023 11:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230622-0047430

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
34 Shepard St, LLC, a Tennessee limited liability company	Same as Owner	105-04-0-119
(NAME) 1077 2nd Ave. S.	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel S. Schor, Trustee of the Daniel S. Schor Revocable Trust, u/a/d March 10, 2020** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **34 Shepard St, LLC, a Tennessee limited liability company** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This is improved property located at 34 Shepard Street, Nashville Tennessee 37210.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 12 day of June, 2023.

GRANTOR:

Daniel S. Schor Revocable Trust, u/a/d March 10, 2020

Daniel S. Schor, Trustee

Daniel S. Schor, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Daniel S. Schor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Daniel S. Schor is the Trustee of the Daniel S. Schor Revocable Trust dated March 10, 2020, the within named bargainor, and as such Trustee, being given authority to do so, executed the foregoing instrument on behalf of the Daniel S. Schor Revocable Trust dated March 10, 2020 for the purposes contained therein.

WITNESS my hand, at office, this 12 day of June, 2023.

Notary Public

My Commission Expires: May 3, 2027

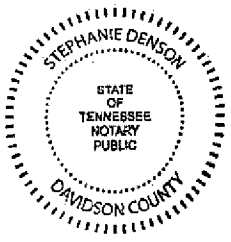


EXHIBIT "A"

Description of the Property

Land in Davidson County, Tennessee, being part of Lot 24, and in the John Trimble Homestead Addition to the City of Nashville, Tennessee, described as follows:

Beginning on the North side of Tennessee Street at a point 100 feet West of the intersection of Thomas Street and Tennessee Street; running thence westwardly 37 and one half feet to a point; thence northwardly 131 feet, more or less, to a 12 foot alley; thence eastwardly along the southern margin of said alley 37 and one half feet to a point; thence southwardly along the dividing line between Lots 24 and 25 in said plan 131.2 feet, more or less, to Tennessee Street, the point of beginning. See plan of said Addition of record in Book 57, Page 53, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Daniel S. Schor, Trustee of the Daniel S. Schor Revocable Trust, uad March 10, 2020, by Warranty Deed dated May 13, 2021 from Sean Gilder, recorded May 18, 2021 as Instrument No. 20210518-0066777, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Hunter Thrasher, 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 22, 2023.

Signature
Date: June 22, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of June, 2023 personally appeared before me, a notary public for the State aforesaid, Hunter Thrasher, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025