Karen Johnson Davidson County
Batch# 1021120 DEEDQC
06/30/2023 08 09 15 AM 2 pgs
Fees $12 00 Taxes $0 00
20230630-0049940

THIS INSTRUMENT PREPARED BY
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No :
Beloved Sons' Real Estate LLC 1425 Willowbrooke Circle Franklin, TN 37069	Same	105-13-0-187.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1 00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Albie Vollero and Alice Vollero, Trustees for the Albie and Alice Vollero 2002 Trust ("Grantors"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto Beloved Sons' Real Estate LLC ("Grantee"), and their successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 49 feet, more or less, of Lot No 3, on the Plan of McAllister Property, of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning on the northerly margin of Lawrence Avenue at the corner of Lots Nos. 2 and 3, thence with the northerly margin of said Avenue 49 feet, more or less, to a point 50 feet westerly from the southeast corner of said Lot No 3; thence northerly parallel with the east line of said lot, 150 feet to the southerly margin of a proposed alley; thence with the southerly margin of said proposed alley westerly 49 feet, more or less, to the corner of Lots No.2 and 3; thence southerly with the line between said two lots 150 feet to the beginning.

Being the same land acquired by Albie Vollero and Alice Vollero, Trustees for the Albie and Alice Vollero 2002 Trust by Warranty Deed, from Ashwath Jayagopal, a single man, of record in Instrument # 20161012-0107858, Register's Office for Davidson County, Tennessee, filed October 12, 2016

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 1106 Lawrence Avenue, Nashville, Tennessee 37204

IN WITNESS WHEREOF, Albie Vollero and Alice Vollero, Trustees have executed this Quitclaim Deed as of the 22 day of June, 2023

Albie Vollero, Trustee

Alice Vollero, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this County, Albie Vollero and Alice Vollero, Trustees, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS MY HAND, and official seal this 22 day of June, 2023

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: Oct 12, 2024

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et seq , on the Tennessee Code Annotated

Albie Vollero, Trustee

Sworn and subscribed to before me this 22 day of June, 2023

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: Oct 12, 2024