Karen Johnson Davidson County
Batch# 1028370 DEEDQC
07/19/2023 12:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230719-0055594

THIS INSTRUMENT WAS PREPARED BY
AND WHEN RECORDED RETURN TO:
Frost Brown Todd LLP
150 3rd Avenue South, Suite 1900
Nashville, Tennessee 37201
Attn: Blake C. Bars, Esq.

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Media Street Ventures, LLC 73 White Bridge Road, Suite 103-150 Nashville, Tennessee 37205	SAME	093-16-0D-001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Parago LLC,** a Tennessee limited liability company ("Grantor"), does hereby transfer, convey, remise, release and forever quitclaim unto **Media Street Ventures, LLC,** a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 135 A Fain Street, Nashville, Tennessee 37210.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

[*the remainder of this page is left blank; signatures follow*]

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

GRANTOR:

Parago LLC
a Tennessee limited liability company

By: _____
Manuel Delmonte, its sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME Chloe Thompson _____, a Notary Public with authority to act in the State and County aforesaid, Manuel Delmonte, sole member of Parago LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12 day of July, 2023.

_____
Notary Public

My Commission Expires: 4/10/25

CHLOE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 12 day of July, 2023.

Chloe Thompson
Notary Public

My Commission Expires: April 15, 2025

CHLOE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF THE PLAN OF 135 FAIN STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN ON EXHIBIT B OF 135 FAIN STREET OF RECORD AS INSTRUMENT NUMBER 20191004-0101948, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PARAGO LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM AKRAM ROZH, OF RECORD IN INSTRUMENT NUMBER 20230113-0003109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRUE COPY CERTIFICATION

I, Blake C. Bars, 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 July ___, 2023.

Affiant Signature

7/12/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12 day of July, 2023.

Notary

My Commission Expires: April 15, 2025
Notary Seal:

