Karen Johnson Davidson County
Batch# 1033835 DEEDQC
08/02/2023 01:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230802-0059724

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public
My Commission Expires: 11/2/26

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Duet Development, LLC 4112 A Oriole Place Nashville, TN 37215-3514	New Owner	092-05-0-193.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE PILOT, LLC, a Tennessee limited liability company** ("Grantor"), by these presents, does hereby quitclaim and convey unto **DUET DEVELOPMENT, LLC, a Tennessee limited liability company,** its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Real Estate Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 of Block No. 43 on the map of Fisk University Place, as of record in book 421, pages 4 and 5, in the Register's Office for said County.

Said lot numbers 15 and 16 front together 50 feet on the Westerly side of 33rd Avenue North, formerly Killarney Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Eugene Pilot, LLC a Tennessee limited liability company by Quitclaim deed from Franklin Pargh and Lana Pargh, husband and wife of record in Instrument No. 20220629-0075342 Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded June 29, 2002.

This is part of improved property known as: **917 33rd Ave, Nashville, TN 37209** ("Property")

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

{SIGNTURES ON FOLLOWING PAGE}

Witness our hands this 28th day of July, 2023, the bargaining party, having caused our names to be signed hereto on said day and date.

EUGENE PILOT, LLC:

FRANKLIN PARGH, Member

LANA PARGH, Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **FRANKLIN PARGH AND LANA PARGH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Member of **EUGENE PILOT, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Member.

Witness my hand and official seal at office this 28th day of July, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/28/2023 (date of document).

Affiant Signature

7/28/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of JULY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

