Karen Johnson Davidson County
Batch# 1033838 DEEDQC
08/02/2023 01:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230802-0059727

Box 14

QUITCLAIM DEED **THE EXPRESS PURPOSE OF THIS QUITCLAIM DEED IS TO COMBINE OR CONSOLIDATE THE TWO (2) TAX PARCELS INTO ONE (1) TAX PARCEL**	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 31st day of July, 2023. Notary Public My commission expires: 5-5-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Small Group, LLC, a Tennessee limited liability company	**"NEW OWNER'**	**072-05-0-136.00 & 072-05-0-137.00**
2610 Westwood Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Small Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Small Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS CONVEYANCE INCLUDES TWO SEPARATE TAX MAP & PARCELS, WITH THE PURPOSE AND INTENT BEING COMBINE THE EXISTING PARCELS INTO ONE SINGLE TAX PARCEL.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID TITLE COMPANY HAS RELIED ON INFORMATION PROVIDED TO THEM AND DO NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as 1036 and 1042 East Trinity Lane, Nashville, Davidson County, Tennessee 37216.

Witness our hand(s) this 31 **day of July 2023.**

Small Group, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **William F. Snyder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member** of **Small Group, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Member.**

Witness my hand and official seal at Nashville, Tennessee, this 31st **day** of **July, 2023.**

_____
Notary Public

My Commission Expires: 5-5-25



EXHIBIT "A"

LEGAL DESCRIPTION

LAND SITUATE IN THE CITY OF NASHVILLE, THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THE STATE OF TENNESSEE AND BEING PARTS OF LOT 29 OF ET BROWNS SUBDIVISION, AS RECORDED IN BOOK 332, PAGE 69, IN THE NAME OF ALPINE PARK, GP, AS RECORDED IN DB-202012030140777 AND ALL OF LOT 28 OF SAID ET BROWNS SUBDIVISION IN THE NAME OF ALPINE PARK, GP, AS RECORDED IN DB-20201203-0140774, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY DATED .JANUARY 12, 2021, PREPARED BY DONOVAN BENSON, T.R.L.S. No. S-3046, BA LAND PROFESSIONALS, LLC, under Job No. 20-0356. AS FOLLOWS:

BEGINNING AT A SET 5/8" IRON PIN AND CAP ON THE NORTHWESTERLY CORNER OF LOT 27 OF SAID ET BROWNS SUBDIVISION, IN THE NAME OF HARMONY MISSIONARY BAPTIST CHURCH TRUSTEES, AS RECORDED IN QC-00008144-0000823, ON THE SOUTHERLY RIGHT-OF- WAY LINE OF TRINITY LANE,

THENCE ALONG WESTERLY LINE OF SAID LOT 27, SOUTH 09°42'58" WEST, A DISTANCE OF 255.33 FEET TO SET 5/8" IRON PIN AND CAP ON THE NORTHERLY LINE OF LOTS 30 AND 32 OF SAID ET BROWNS SUBDIVISION, IN THE NAME OF JEREMY DYLAN POTTS, AS RECORDED IN DB-00004142-0000765;

THENCE ALONG SAID POTTS LANDS, NORTH 73°55'48" WEST, A DISTANCE OF 50.00 FEET TO A SET 518" IRON PIN AND CAP ON THE EASTERLY LINE OF LANDS IN THE NAME OF O.LC. 1001 DOZIER PLACE TOWNHOMES, AS RECORDED IN MA-20140716-0062854;

THENCE ALONG SAID LANDS OF O.LC. 1001 DOZIER PLACE, THE FOLLOWING 2 (TWO) COURSES:

1. NORTH 09°42'58" EAST, A DISTANCE OF 46.80 FEET TO A SET 5/8" IRON PIN AND CAP;

2. NORTH 80°31'25" WEST, A DISTANCE OF 50.00 FEET TO A SET 5/8" IRON PIN AND CAP ON THE EASTERLY RIGHT-OF-WAY LINE OF DOZIER PLACE;

THENCE ALONG THE RIGHT-OF-WAY OF SAID DOZIER PLACE AND IN PART ALONG THE RIGHT-OF-WAY OF THE AFOREMENTIONED TRINITY LANE, THE FOLLOWING 3 (THREE) COURSES:

1. NORTH 09°42'58" EAST, A DISTANCE OF 172.99 FEET TO A SET 5/8" IRON PIN AND CAP;

2. 39.58 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 23.98, AND BEING SUBTENDED BY A CHORD BEARING NORTH 52°59'19" EAST, A DISTANCE OF 35.24 FEET TO A SET 5/8" IRON PIN AND CAP;

3.SOUTH 83°44'16" EAST, A DISTANCE OF 75.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.5120 ACRES (22,302 SqFt) OF LAND AND BEING SUB.JECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTERS OF TITLE THAT MAY AFFECT THE SUBJECT PARCEL.

The western part of said tract being the same property conveyed to Alpine Park, GP, by Warranty Deed from O'Malley Family Trust I, of record in Instrument No. 20201203-0140777, in the Register's Office of Davidson County, Tennessee, da- November 24, 2020, and recorded on December 03, 2020.

The eastern part of said tract being the same property conveyed to Alpine Park, GP, by Warranty Deed from Benjamin S. Mitchell, of record in Instrument No. 2020U03-0140774, in the Register's Office of Davidson County, Tennessee, dated November 24, 2020, and recorded on December 03, 2020.

Being all of the same property conveyed to Small Group, LLC, a Tennessee limited liability company by Warranty Deed dated February 17, 2021, from Alpine Park GP of record in Instrument No. 20210222-0021432.

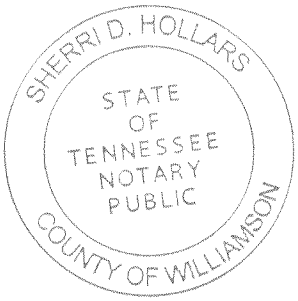
This is Improved property located at 1036 and 1042 East Trinity Lane, Nashville, Davidson County, Tennessee 37216.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 August 2, 2023.

John T. Cook, Esq.
Date: August 2, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2023.



Notary Public

My commission expires: 8/6/2023