Karen Johnson Davidson County
Batch# 1034549 DEEDQC
08/04/2023 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230804-0060359

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Bruce Most 1002 Kiser Avenue Hendersonville, TN 37075	New Owner	07207013000

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **2304 RIVERSIDE, GP,** a Tennessee general partnership, by these presents does hereby quitclaim and convey unto **BRUCE MOST**, his heirs, successors and assigns, all their rights, title and interest in and to the following described tract of land:

The Land Referred to Herein Below is Situated in the County of Davidson, State of Tennessee, and Described as Follows:

A Tract of Land in Davidson County, Tennessee, More Particularly Described as Follows:

Being the Easterly Part of Lot No. 3 on the Map of R.M. Dudley's Subdivision of Blocks "A" and "B" in the Subdivision of a 30 Acre Tract, of Record in Plat Book 974, Page 8, in The Register's Office for Davidson County, Tennessee.

Said Part of Said Lot No. 3 fronts 50 feet on the Westerly Side of Riverside Drive and Extends Back Between Lines 265 feet, More or Less, on the Northerly Line and 287 feet, More or Less, on the Southerly Line to a Dead Line on Which It Measures 70 feet, More Or Less.

Being the same property conveyed to Lance Bloom by Warranty Deed from Delores Snell Richardson, single and Barbara Snell Morrow, single of record in Instrument No. 20150420-0034891 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 20, 2015.

Being the same property conveyed to 2304 Riverside Partners LLC, a Tennessee limited liability company by Quitclaim Deed from Lance Bloom, a Tennessee resident of record in Instrument No. 20170428-0041907 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on April 28, 2017.

Being the same property conveyed to 2304 Riverside GP, a Tennessee general partnership by Special Warranty Deed from 2304 Riverside Partners LLC, a Tennessee limited liability company of record in Instrument No. 20220819-0094124, Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August 19, 2022.

Being also known as 2304 Riverside Drive, Nashville, TN 37216.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1 day of July 2023.

2304 Riverside, GP,
a Tennessee general partnership

By: BMH, GP,
a Tennessee general partnership
Its: Managing Partner

By: _____
Bruce Most, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of BMH, GP, who is the Managing Partner of 2304 Riverside, GP, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 1st day of July 2023.

Notary Public

My Commission Expires: 7/21/2026

RYAN KEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JULY 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 1 day of July 2023.

Affiant

My commission expires: 8-15-26
(Affix Seal)

Notary Public

REBECCA MCCARDELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Electronic Document Certification

I, Sarah Gittere, 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 07/01/2023.

Affiant Signature

August 4, 2023
Date

State of Tennessee
County of Williamson

Personally appeared before me the undersigned, a Notary Public in and for said State and County the within named **Sarah Gittere** whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be an agent of FirstBank, and that he/she as such agent being duly authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said Corporation.

Witness my hand and officials seal this the 4th day of August.

GENEVA A USS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 1/21/24

Tennessee Code Annotated, Section 66-24-101(d)(4), 7.1.21