(1)

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August 2023

Notary Public

Commission Expires 01/26/2025

S. NIXON PRESSLEY NOTARY PUBLIC STATE OF TENNESSEE COMMISSION EXPIRES JAN 26 2025 (Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1035153 **DEEDQC**
08/07/2023 09 43 13 AM 2 pgs
Fees $12 00 Taxes $0 00

20230807-0060778

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2055 N. Mt. Juliet Rd., Suite 202, Mt. Juliet, TN 37122
(Prepared upon Information Furnished by the Parties, No Title Search Performed No Tax Advice Requested or Provided)

OWNER ADDRESS	SEND TAX BILLS TO	MAP/PARCEL ID NUMBER
Chad Avery Dill 904 Park Crest Court Mt Juliet, Tennessee 37122	Same as Owner	081-11-0-056 00

FOR AND IN CONSIDERATION of Ten Dollars ($10 00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **DILL PROPERTIES LLC** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **AVERY DILL** (hereinafter called the "Grantee") and Grantee's successors and assigns, all of our right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Lot No 297 on the plan of J M , F J , and G W Harding's Subdivision of part of the Beal Bosley property adjacent to the City of Nashville as shown on plat of record in Plan Book 21, page 80, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Dill Properties LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument No 20210319-0036598, Register's Office for Davidson County, Tennessee

This is unimproved property known as 1708 N 22nd Ave, Nashville, Tennessee 37208

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

IN WITNESS WHEREOF, we have hereunto set our hand this 4th day of August, 2023

DILL PROPERTIES, LLC

By: _____
AVERY DILL, Sole Member

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AVERY DILL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member of Dill Properties, LLC, the within named bargainor, and that he as such Sole Member of bargainor, being authorized to do so, executed the foregoing instrument freely and voluntarily, for the purposes therein contained by signing the name of the bargainor limited liability company by himself as such Sole Member of bargainor

Witness my hand and official seal this 4th day of August, 2023

Commission Expires 01/26/2025

NOTARY PUBLIC

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN 26, 2025