Karen Johnson Davidson County
Batch# 1035515 DEEDQC
08/07/2023 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230807-0061006

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:
Intuition Development, LLC 1400 5th Avenue North Nashville, TN 37208	New Owner	070080158.00 070080159.00

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

***** THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE MAP & PARCEL NUMBERS INTO ONE MAP AND PARCEL NUMBER. *****

Parcel 1 (630 W Trinity Ln. 070-08-0-158.00)

Land in Davidson County, Tennessee, being Lot No. 106 and the westerly 1/2 of Lot 107 in Haynie's Free Silver Plan of lots as of record in Plat Book 161, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 106 and the westerly 1/2 of Lot No. 107 front together 37 1/2 feet, more or less, on the southerly side of Price Street (now West Trinity Lane) as widened, and run back between parallel lines, 125 feet, more or less, to an alley.

Parcel 2 (628 W Trinity Ln. 070-08-0-159.00)

Land in Davidson County, Tennessee, being Lot No. 108 and the easterly 1/2 of Lot 107 in Haynie's Free Silver Plan of lots as of record in Plat Book 161, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 and the easterly 1/2 of Lot No. 107 front together 37 1/2 feet, more or less, on the southerly side of Price Street (now West Trinity Lane) as widened, and run back between parallel lines, 125 feet, more or less, to an alley.

Less and Except that portion conveyed to Metropolitan Government of Nashville and Davidson County of record at Book 8277, page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JML Holdings, LLC and Hidden Trail Properties, LLC by Warranty Deed from Robert L. Gant of record in Instrument No. 20220705-0077072, Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 05, 2022.

Being the same property conveyed to Intuition Development, LLC, a Tennessee limited liability company, by warranty deed from JML Holdings, LLC and Hidden Trail Properties, LLC dated March 8 2023, of record in Instrument Number 20230313-0017710, Register's Office for Davidson County, Tennessee.

Being also known as: 628 & 630 West Trinity Lane, Tennessee 37207.

Witness my hand this the 10 day of July 2023.

Intuition Development, LLC,
a Tennessee limited liability company

By: Intuition, LLC, a Tennessee limited liability company
Sole Member of Intuition Development, LLC

By: _____
Brandon C. Knox, Member

By: _____
Brett M. Diaz, Member

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 **Brandon C. Knox**, 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 Intuition, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17 day of July 2023.

_____
Notary Public

My Commission Expires: 1.116.24

DENISE FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Brett M. Diaz**, 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 Intuition, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10 day of July 2023.

_____
Notary Public

My Commission Expires: 3.3.25

HALEY BASS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

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

_____
Affiant

_____
Notary Public

My commission expires:
(Affix Seal)

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 7, 2023 (date of document).

Affiant Signature

August 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023