Karen Johnson Davidson County
Batch# 1036212 DEEDQC
08/09/2023 08:27:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230809-0061586

THIS INSTRUMENT PREPARED BY:
Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This Instrument was prepared, based on information from the parties, with no title search or examination and no title opinion being done, and without the issuance of additional title insurance. As such, the bargaining parties hold the Preparer harmless, pursuant to law.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Leatherwood Acquisitions, LP 108 Harding Place, Suite 203 Nashville, TENN 37205	NEW OWNER	09111022200

QUITCLAIM DEED

For and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, 708 PARTNERS, a Tennessee General Partnership (the "Grantor," herein), does by these presents, transfer, convey and quitclaim unto LEATHERWOOD ACQUISITIONS, LP, a Tennessee limited partnership (the "Grantee," herein) and its successors and assigns, all of the said Grantor's rights and interest in that certain tract or tracts, or parcel(s), of land lying in Davidson County, Tennessee, described in more detail as follows, TO-WIT (the "Property," herein):

> Land in Davidson County, Tennessee, being the southerly 50 feet of the westerly 15 feet of Lot No. 914 and the southerly 50 feet of Lots Nos. 916, 918, 920, 922 and 924 of Block No. 126, Plan No. 1, West Nashville of record in Plat Book 57, Pgs. 74-75, in the Register's Office for Davidson County, Tennessee.
>
> Said part of Lots Nos. 914, 916, 918, 920, 922 and 924, fronts 50 feet on the easterly side of Fifty-First Avenue North, formerly 10TH Street, and runs back between parallel lines with the northerly margin of an alley, 150 feet to a dead line.

BEING ALL OF THE SAME PROPERTY conveyed to the Grantor, by Quitclaim Deed dated September 2, 2022, from Leatherwood Acquisitions, LP, a Tennessee limited partnership , of record as Instrument No. 20220906-0099643, Register's Office for Davidson County, Tennessee.

And this conveyance is made, subject to such restrictions, encumbrances and easements appearing of record.

This Quitclaim Deed has been executed by all three general partners of the Grantor, and delivered by the said Grantor to the Grantee, as part of the dissolution of the said 708 PARTNERS and as a terminating distribution.

IN WITNESS WHEREOF, this Instrument has been executed as of this 24 day of July, 2023:

(SIGNATURES APPEAR ON FOLLOWING PAGES)

708 PARTNERS, a Tennessee General Partnership
BY:

HP HOLDINGS, LLC, a Tennessee
Limited Liability company
BY:

Remick Moore, Principal

PREMIER CONTRACTING, LLC, a Tennessee
limited liability company
BY:

Michael Bouldin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared REMICK MOORE, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the authorized agent, principal and representative of HP HOLDINGS, LLC, a Tennessee limited liability company and the aforesaid Bargainor, and that he did, in his representative capacity and being authorized to do so, did execute the foregoing instrument for the purposes therein contained, by signing the name of HP HOLDINGS, LLC, a Tennessee limited liability company, by himself in such capacity.

NOTARY PUBLIC
My Commission Expires: 8/7/24

JENNIFER ERIN [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared MICHAEL BOULDIN, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of PREMIER CONTRACTING, LLC, a Tennessee limited liability company, the aforesaid Bargainor, and that he did, in his capacity as President, and being authorized to do so, did execute the foregoing instrument for the purposes therein contained, by signing the name of PREMIER CONTRACTING, LLC, a Tennessee limited liability company, by himself in such capacity.

NOTARY PUBLIC
My Commission Expires:
10/17/2023

MATAS ALGIS SIDRYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LEATHERWOOD ACQUISITIONS, LP, a Tennessee Limited liability company
BY:
LIVE OAK MANAGEMENT, INC., a Tennessee Corporation
BY:

Charles B. Griffith, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared CHARLES B. GRIFFITH, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of LIVE OAK MANAGEMENT, INC., a Tennessee corporation, the General Partner of LEATHERWOOD ACQUISITIONS, LP, a Tennessee limited partnership, the within-named Bargainor, and that he did, in his capacity as Chief Manager, and being authorized so to do, did execute the foregoing instrument for the purposes therein contained, by signing the name of LIVE OAK MANAGEMENT, INC., a Tennessee corporation, by himself as such Chief Manager.

NOTARY PUBLIC
My Commission Expires: 8/7/24

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO DOLLARS ($0.00).

AFFIANT

Subscribed and sworn to, before me, all as of this 24th day of July, 2023.

NOTARY PUBLIC
My Commission Expires: 8/7/24

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY