Karen Johnson Davidson County
Batch# 1036674 DEEDQC
08/09/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230809-0061854

PREPARED BY:
Meridian Capital Group LLC
5115 Maryland Way
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $330,000.00

AFFIANT

Subscribed and sworn to before me
this 28th day of July, 2023.

NOTARY PUBLIC
My Commission Expires: 4/27/26

DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Team 9 Real Estate Solutions LLC
PO Box 148673
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Parcel ID: 08115002700

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Meridian Capital Group, LLC,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Team 9 Real Estate Solutions, LLC,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A FOR COMPLETE DESCRIPTION

This is real property commonly known as 1500 23rd Ave N. Nashville, TN 37208.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 28th day of July, 2023.

Meridian Capital Group, LLC

By: Neal Lampley
Its: CEO

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Neal Lampley**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the CEO (or other officer authorized to execute the instrument) of Meridian Capital Group, LLC, the within named bargainor, and that they, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 28th day of July, 2023.

DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 4/27/26

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of S.A. Champions Subdivision of certain lots in the Harding Addition as of record in Book 161, Page 132, Register's Office for Davidson County. Said Lot No. 147 fronts 50 feet on the Easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, with the Northerly margin of Thompson, formerly Elvira Street, 150 feet to an alley.

DEED REFERENCE:
Being the same property conveyed to Hall and Company TN, LLC, a Tennessee limited liability company by Warranty Deed from Eleasa Cheek and Tanya Caruthers, Co-Administrators of the Estate of Alice A. Cheek of record Instrument No. 20221107-0119717, Register's Office for Davidson County, Tennessee dated November 7, 2022. Herman D. Cheek having since died on November 3, 2010 leaving the said Alice A. Cheek as the sole surviving tenant by the entirety. The said Alice A. Cheek having since died intestate on September 1, 2019 leaving Eleasa Cheek and Tanya Caruthers as her sole heirs at law as evidence in Case No.: 20P369 Circuit Court for Davidson County, Tennessee.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20221107-0119718, said Register's Office.

TAX MAP-PARCEL NO.: 08115002700
PROPERTY ADDRESS: 1500 23rd Avenue North, Nashville, TN 37208, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

Being same property conveyed to Meridian Capital Group, LLC by Substitute Trustee's Deed, Instrument No. 20230717-0054587 recorded in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 28, 2023.

J. Carlton Drumwright

7/28/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 7/28/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY