Karen Johnson Davidson County
Batch# 1037675 DEEDQC
08/14/2023 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230814-0062728

# QUITCLAIM DEED

FROM: GT3 Properties

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: KVC Holdings, LLC

| Address New Owner as Follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| KVC Holdings, LLC<br>3418B Hopkins Street<br>Nashville, TN 37215 | Same | 118 04 0 322.00<br>118 04 0 326.00<br>118 04 0 327.00<br>118 04 0 328.00<br>118 04 0 329.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

Affiant

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

Notary Public

JOSHUA V. LINDSEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 3, 2026
COUNTY OF DAVIDSON

My Commission Expires: 3.3.2026

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, GT3 Properties, a Tennessee general partnership (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto KVC Holdings, LLC, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land located at 2311, 2313 and 2317 Grandview Avenue (formerly 2311, 2313, 2315, 2317, 2319, and 2321 Grandview Avenue before lots were combined), Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 1st day of August, 2023.

**GRANTOR:** GT3 PROPERTIES,
a Tennessee general partnership

By: GT1, LLC,
a Delaware limited liability company
Its: Managing Partner

By: _____
Name: Patrick McKennon
Its: President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Patrick McKennon, 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 President of GT1, LLC, the Managing Partner of GT 3 Properties, the within named bargainor, a general partnership, and that he as such President of the Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as President of the Managing Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 1st day of August, 2023.

_____
Notary Public

My Commission Expires: 3.3.2026

JOSHUA V. LINDSEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 3, 2026
COUNTY OF DAVIDSON

**EXHIBIT A**

**PROPERTY DESCRIPTION**

**Parcels**:
118 04 0 322.00
118 04 0 326.00
118 04 0 327.00

Being Lot Nos. 425, 426, 427, 428, 429, and 430 on the Plan of the Subdivision of Lot "A" in the Grandview Heights as of record in Book 161, page 169, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to GT3 Properties, a Tennessee general partnership by deed from J. Patrick McKennon and wife, Kathryn C. McKennon, of record as Instrument No. 20100127-0006863, dated January 22, 2010, said Register's Office.

**Parcel**: 118 04 0 328.00

Land in Davidson County, Tennessee, being Lot No. 431 on the Plan of Subdivision of Lot "A" in Grandview Heights, as of record in Book 161, Page 169, Register's Office.

Said Lot No. 431 fronts 50 feet on the westerly side of Grandview, formerly Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to GT3 Properties by deed from J. Patrick McKennon and wife, Kathryn C. McKennon of record as Instrument No. 20180928-0096597, dated September 25, 2018, in Davidson County, Tennessee Register of Deeds Office.

Included in the above description but expressly excluded therefrom is that part of Lot No. 431 conveyed to the State of Tennessee by Instrument of record in Book 4414, Page 112, said Register's Office.

**Parcel**: 118 04 0 329.00

Land in Davidson County, Tennessee, being Lot No. 432 and 433 on the Plan of Subdivision of Lot "A" in Grandview Heights, as of record in Book 161, Page 169, Register's Office.

Said Lot Nos. 432 and 433 front together 100 feet on the westerly side of Grandview, formerly Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to GT3 Properties by deed from J. Patrick McKennon and wife, Kathryn C. McKennon of record as Instrument No. 20180928-0096597, dated September 25, 2018, in Davidson County, Tennessee Register of Deeds Office.

Included in the above description but expressly excluded therefrom is that part of Lot No. 432 and 433 conveyed to the State of Tennessee by Instrument of record in Book 4381, Page 401, said Register's Office.

# TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, 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

MELINDA A. GRAY

Date: August 11, 2023

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 11th day of August, 2023

Notary Public
My Commission Expires: 11 5 24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024