Karen Johnson Davidson County
Batch# 1037675 DEEDQC
08/14/2023 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230814-0062730

QUITCLAIM DEED

FROM: GT 3 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 Number:
KVC Holdings, LLC 3418B Hopkins Street Nashville, TN 37215	Same	118 08 0 051.00

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

My Commission Expires: 3-3-2026

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

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, GT 3 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 0 Grandview Drive, Davidson County, Tennessee, as 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 7th 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 7th 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

Land in Davidson County, Tennessee, being Lot No. 424 on the Plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to GT 3 Properties by deed from Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as Fiduciary for the Heirs at Law of Sylvia Rose Barish: Arlene Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, Dina Barish of record as Instrument No. 20190508-0043180, dated May 2, 2019, in Davidson County, Tennessee Register of Deeds 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