Karen Johnson Davidson County
Batch# 1044352 DEEDQC
08/30/2023 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230830-0068110

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite 123
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
3 Garden St., LLC 116 Agnes Rd., Ste. 200 Knoxville, TN 37919	SAME	105-4-191

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 30th day of August, 2023, between **George N. Degerberg,** a resident of Davidson County, Tennessee ("Grantor"), and **3 Garden St., LLC, a Tennessee Limited Liability Company** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 53 Trimble's 1st Addition to the City of Nashville, Tennessee which fronts 25 feet on the South side of Garden Street and runs back between parallel lines 120 feet to a 12 foot alley as the same is number and delineated in Plat Book 1, page 41, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to George N. Degerberg by Warranty Deed from Dave Childers, of record in Instrument No. 20070606-0067648, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ramla Mohamed and Salad Nur by Final Decree Confirming Sale from Maria M. Sales, Clerk and Master of record in Instrument No. 20220303-0024516 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on March 3, 2022.

George N. Degerberg is executing this deed for the purpose of conveying and divesting any rights, title, and interest he may have retained following the tax sale referenced in Instrument No. 20220303-0024516 Register's Office for Davidson

County, Tennessee to the Grantee.

This is improved property known as: **3 Garden Street, Nashville, TN 37210.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
George N. Degerberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, George N. Degerberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in DAVIDSON County, Tennessee, this 30TH day of AUGUST, 2023.

_____
Notary Public
My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 30TH day of AUGUST, 2023.

_____
Notary Public
My commission expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 30, 2023.

August 30, 2023

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 30 day of August, 2023.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026