Karen Johnson Davidson County
Batch# 1048147 DEEDQC
09/11/2023 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230911-0070913

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-12807-2023

QUITCLAIM DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of Aug, 2023.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
600 Southgate Properties, LLC Suite C 667 Wedgewood Ave Nashville, TN 37203	Same as Address of New Owner	105-11-0-012

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **The Cumberland Holdings Co., LLC, a Tennessee limited liability company** , hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim its right, title and interest unto **600 Southgate Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 14 on the Map of John P. Williams's Addition of record in Book 161, page 70, Register's Office for said County, to which reference is hereby made for a more complete description. Said part of Lot No. 14 fronts 50 feet on the northerly side

of Southgate Avenue and extends back between parallel lines 303 feet to an alley.

Being the same property conveyed to The Cumberland Holdings Co., LLC, from Matt McCutchan and Rebecca McCutchan, husband and wife, by Warranty Deed dated June 18, 2021 and recorded June 24, 2021 in Instrument #20210624-0085705, said Register's Office.

WITNESS MY HAND, this 11 day of August, 2023.

Grantor

The Cumberland Holding Co., LLC

By: Bryan Krabousanos, Managing Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, **Bryan Krabousanos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Managing Member of The Cumberland Holding Co., LLC and that he executed the within instrument for the purposes therein contained as said Managing Member on behalf of The Cumberland Holding Co., LLC.

WITNESS my hand and seal, this 11 day of August, 2023.

Notary Public

MELANIE NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 6, 2024

Melanie Norton
Printed Notary Name

My commission expires: 11/06/2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 11, 2023 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Sept 11, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of Sept, 2023.

Notary Signature

My Commission Expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026