Karen Johnson Davidson County
Batch# 1049244 DEEDQC
09/13/2023 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230913-0071650

ADDRESS NEW OWNER:
LTMZ LLC
2002 Jefferson Street
Nashville, TN 37208

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL NO:
092-03-0-020.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TESFAY GEBREMICAEL, MARRIED**, does remise, release and quitclaim unto **LTMZ LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, all of his right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERN 42 FEET OF LOT NO. 17 IN THE SUBDIVISION OF LOT NO. 2 OF THE HARDING LYTLE PLACE, A PLAN OF WHICH SUBDIVISION IS RECORDED IN BOOK 57, PAGE 123, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 42 FEET ON THE NORTH SIDE OF JEFFERSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 182.9 FEET TO AN ALLEY.

INCLUDING, BUT EXPRESSLY EXCLUDING THEREFROM THE FOLLOWING:

BEING A PART OF THE WESTERN 42 FEET OF LOT NO. 17 IN THE SUBDIVISION OF THE HARDING LYTLE TRACT, A PLAN OF WHICH SUBDIVISION IS RECORDED IN BOOK 57, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT THE NORTHWESTERLY CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO CLARE 0. FRAZIER, AS OF RECORD IN BOOK 965, PAGE 128, SAID REGISTER'S OFFICE, SAID CORNER ALSO BEING THE NORTHEASTERLY CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO PALMER WALKER AND WIFE, AS OF RECORD IN BOOK 904, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE COMMON LINE BETWEEN SAID TRACTS OF LAND SOUTH 8° 57' 27" EAST 55.98 FEET TO A POINT; THENCE NORTH 81° 03' 58" EAST 42 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID FRAZIER TRACT AND LOT NO. 9 ON THE MAP OF J. L. BROWN'S SUBDIVISION, AS OF RECORD IN BOOK 21, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THENCE WITH THE COMMON LINE BETWEEN THE LAST TWO MENTIONED TRACTS OF LAND NORTH 8° 57' 27" WEST 55.93 FEET TO A POINT ON THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY SOUTH 81° 07' 58" WEST 42 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to TESFAY GEBREMICAEL, MARRIED, by deed from SOUTHEASTERN INVESTMENTS IV, LLC, of record in Instrument No. 20220912-0101568, dated September 7, 2022, said Register's Office.

This property is known as 2002 Jefferson Street, Nashville, TN 37208.

WITNESS my hand this the 12 day of September, 2023.

Tesfay Gebremicael

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tesfay Gebremicael, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 12th day of September, 2023.

Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My commission expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 12th DAY OF September, 2023.

NOTARY PUBLIC

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 5/5/25

THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

Tennessee Certification of Electronic Document

I, Paul Soper, 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 9/12/23 (date of document).

Affiant Signature

9/12/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

