THIS INSTRUMENT PREPARED BY:

Morgan W. Jones, Esq.
Holland & Knight LLP
511 Union Street, Ste. 2700
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1067170 DEEDQC
11/01/2023 02:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231101-0085606

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Kingfisher Realty, LLC 411 Monroe Avenue Memphis, TN 38103	Kingfisher Realty, LLC 411 Monroe Avenue Memphis, TN 38103	104-15-239.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WHITEHARDT PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby quitclaims, transfers and conveys, to **KINGFISHER REALTY, LLC**, a Tennessee limited liability company, and its successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

BEING THE SAME property conveyed to Grantor by deed from 2TK, LLC, a Tennessee limited liability company, of record as Instrument No. 20150407-0030326 Register's Office for Davidson County, Tennessee.

This is improved property known as 2303 21st Avenue South, Nashville, TN 37212.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 27 day of October, 2023.

GRANTOR:

WHITEHARDT PROPERTIES, LLC,
a Tennessee limited liability company

By: Kevin White
Kevin White, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kevin White, 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, and who further acknowledged that he is the President of Whitehardt Properties, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 27 day of October, 2023.

Notary Public

My Commission Expires:

3-9-27

STATE OF TN)

COUNTY OF Davidson)

DYLAN STARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The ~~actual~~ consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Stacy Palmer
Affiant

Sworn to and subscribed before me this 1st day of November 2023.

E Allyn
Notary Public

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

My Commission Expires:
1/4/2027

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of 21st Avenue South, at a corner common with 2313 21st Avenue, LLC, as of record in Deed Instrument No. 20170613-0059042, at the Register's Office for Davidson County, Tennessee; Thence leaving the westerly right-of-way line of 21st Avenue South with the northerly property line of 2313 21st Avenue, LLC, North 80 deg 05 min 45 sec West, 158.76 feet to an existing iron rod on the easterly property line of 2104 Sunset Place, Gp, as of record in Deed Instrument No. 20130802-0081157, at said Register's Office; Thence with the easterly property line of 2104 Sunset Place, GP, North 02 deg 15 min 02 sec East, 91.72 feet to an existing iron rod on the southerly property line of RRMPS Partners, as of record in Deed Instrument No. 20160922-0100144, at said Register's Office; Thence with the southerly property line of RRMPS Partners, South 85 deg 51 min 27 sec East, 192.37 feet to an existing iron rod on the westerly right-of-way line of 21st Avenue South; Thence with the westerly right-of-way line of 21st Avenue South, South 20 deg 24 min 10 sec West, 112.09 feet to the point of beginning, containing 17,566 square feet (0.403 acres more or less).

The foregoing description was prepared for that certain ALTA/NSPS Land Title Survey dated August 15, 2023 by Michael H. Charette, TN RLS No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204.

36555806.3

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 10/27/2023

Bainbridge Dillion
Affiant Signature

Date: 1/1/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of November, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 1/1/2023

Notary's Seal

