Karen Johnson Davidson County
Batch# 1068743 DEEDQC
11/06/2023 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231106-0086644

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Nashville Properties TN LLC	Same as new owner	Multiple Parcels
P. O. Box 2089		See Below
Goodlettsville, Tennessee 37070		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For a good and valuable consideration, the receipt and sufficiency of which is acknowledged, **NASHVILLE PROPERTIES, LLC,** a Tennessee Limited Liability Company chartered 12/08/2020, and **JEFFREY A. BYRUM,** its sole member, hereby quitclaim to **NASHVILLE PROPERTIES TN, LLC,** a Tennessee Limited Liability Company, all of our right, title and interest in and to the following tracts of real property in Davidson County, Tennessee:

Tract I: 3116 Milliken Rd., Map 015-014-0, Parcel 063.00

Land in Davidson County, Tennessee, being Lot 23, SECTION II, WILLIAM HILLS Subdivision, as shown on plat of record in Plat Book 4460, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 23 fronts 155.34 feet on the easterly margin of Milliken Drive and runs back between lines 285.0 feet on both the Northerly and Southerly lines to a line on the rear on which it measures 153.96 feet thereon.

Being part of the same property conveyed to Nashville Properties, LLC from Jeffrey A. Byrum and Erin L. Byrum by quitclaim deed of record as Instrument 20220112-0004104, said Register's Office.

Tract II: 610 Creative Way, Map 051-00-0, Parcel 064.00

LAND in Davidson County, Tennessee, being Tract No. 1 of Part of Lot No. 6 of the Willie Williams Land, of record in Book "B", page 198, County Court for Davidson County, Tennessee, as shown on a survey made by Stephen A. Draper, Surveyor, July 8, 1958, as follows:

BEGINNING at a point in the northerly margin of Childress Road, which point is north 86 deg. 17′ west 38 feet from a 12 foot road; thence with Childress Road north 86 deg. 17′ west 69 feet to a point; thence north 3 deg. 43′ east 150 feet to a stake; thence eastwardly 69 feet to a stake; thence south 3 deg. 43′ west 150 feet to the point of beginning.

Being part of the same property conveyed to Nashville Properties, LLC from Jeffrey A. Byrum and Erin L. Byrum by quitclaim deed of record as Instrument 20220112-0004104, said Register's Office.

Tract III: 908 Douglas Avenue, Map 072-13-0, Parcel 316.00

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 34 on the Plan of Sharpe and Horn's Fourth Addition as of record in Book 161, page 172, Register's Office for Davidson County, Tennessee. Property being further described according to a survey by John Kohl dated October 30, 1986 as follows: Said part of Lot No. 34 fronts 50 feet on the Southerly side of West Douglas Avenue, formerly Hinton Street; and runs back between parallel lines 160 feet to an alley.

Being part of the same property conveyed to Nashville Properties, LLC from Jeffrey A. Byrum and Erin L. Byrum by quitclaim deed of record as Instrument 20220112-0004104, said Register's Office.

Tract IV: 4529 Xavier Drive, Antioch, TN, Map 148-08-0, Parcel 111.00

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Oakwood Terrace, Section II, as of record in Book 4460, Pages 118 and 119, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nashville Properties, LLC by warranty deed from Sandra Kay Fuqua, an unmarried woman, of record as Instrument 20201223-0153138, said Register's Office.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signatures of the Grantors this date: 11/6/2023

Nashville Properties, LLC, chartered 12/8/2020

By: Jeffrey A. Byrum, its sole member

Jeffrey A. Byrum, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Jeffrey A. Byrum**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 11/6/2023

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/16/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jeffrey A. Byrum, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of Nashville Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Sole Member of said Nashville Properties, LLC.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal, at office, on this the 12 day of Nov, 2023.

Notary Public

My Commission Expires:

Notary Public

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this date: 11/6/2023

Notary Public

My commission expires: 7/6/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 16TH day of NOVEMBER, 2023.

Date: 11-16-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 16TH day of NOVEMBER, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY