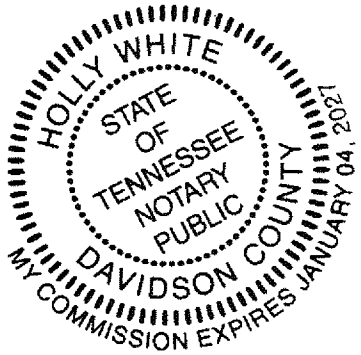
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue. Suite 105
Nashville, TN 37203
File Number: 1-21855-AP

Karen Johnson Davidson County
Batch# 1077959 DEEDQC
12/04/2023 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231204-0093280

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.



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 1 day of December, 2023.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandelier Development Inc. 4840 Centennial Blvd Suite 203 Nashville TN 37209	New Owner	116-14-0-021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **105 Bellevue Partners, a Tennessee general partnership** ("Grantor") do/does hereby quitclaim and convey unto **Chandelier Development, Inc., a Tennessee corporation** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the westerly part of lot No. 8 on the Map showing subdivision of lots Nos. 4, 5 and 25 in Bransford Realty Company and Johnson Bransford's Subdivision of part of a 40-acre tract and all of lot No. 27 and part of lot No. 28 in Deer Park Subdivision in Belle Meade, as of record in Book 421, page 134, Register's Office for said County, described as follows:

Beginning at a point on the southwesterly margin of Bellevue Drive South 203 feet easterly from the southeasterly margin of Bellevue Drive, being also the northeast corner of lot No. 5 on said Plan conveyed to Earle T. Bumpous by deed from Jefferson Realty Company of record in Book 1085, page 345, said Register's Office; thence south 35-3/4° west with the line between said lot No. 5 and lot No. 6 on said Plan and said lot No. 8, 190 feet to a point; thence south 53-1/2° east 10.5 feet to a point; thence south 36-1/4° west, with the line between lots Nos. 6 and 7 on said Plan and said lot No. 8, 100 fee to the southwest corner of said lot No. 8; thence south 56° east 27 feet to a post; thence south 69° east 48 feet to the southwest corner of part of lot No. 8 conveyed to Gertrude Treanor Crockett by deed from Bransford Realty Company. of record in Book 1103, page 552, said Register's Office; thence northeastwardly with the northwestern boundary line of said part of lot No. 8 conveyed to Gertrude Treanor Crockett 265 feet, more or less, to a point on the southwesterly margin of Bellevue Drive South, said point being Mrs. Crockett's northwest corner; thence in a northwesterly direction, with

the southwesterly margin of Bellevue Drive South 75 feet to the beginning.

Being the same property conveyed to 105 Bellevue Partners, a Tennessee general partnership by Warranty Deed from Travis Phelps Smith, an unmarried man, dated December 2, 2022, recorded December 6, 2022, of record in Instrument No. 20221206-0127151, Register's Office for Davidson County, Tennessee.

This is improved property located at: **105 Bellevue Drive South, Nashville, TN 37205**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2023.

GRANTOR:

105 Bellevue Partners
a Tennessee general partnership

Joel Lyons, Partner

By: Walk East LLC
Its: Partner

By: _____
Walker Eastham, Member

By: Short Shorts Investment Group, LLC
Its: Member

By: _____
Jonathan Harris, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Partner of 105 Bellevue Partners, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of December, 2023.

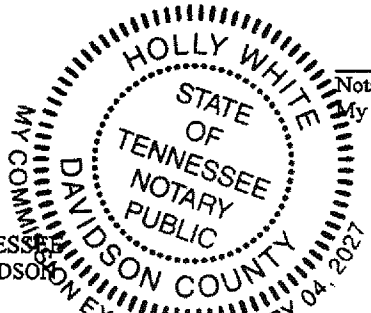
HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

_____
Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Walker Eastham the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Walk East, LLC in its capacity as Partner of 105 Bellevue Partners, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of December, 2023.

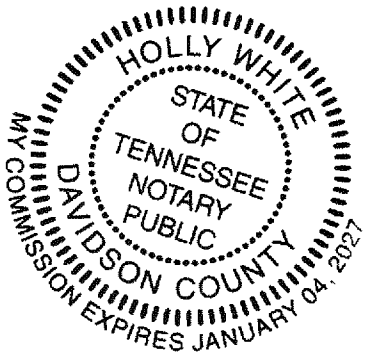


Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnathan Harris the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of Short Shorts Investment Group, LLC in its capacity as Partner of 105 Bellevue Partners, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of December, 2023.



Notary Public
My Commission expires: _____

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12-1-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-1-2023

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

