Karen Johnson Davidson County
Batch# 1086316 DEEDQC
12/28/2023 02:51:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20231228-0099842

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CASSANDRA LAHOUTI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 29th day of December, 2023.

Notary Public
My Commission Expires: 11-2-26

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
TN 6102 Louisiana Ave, LLC 1011 16th Ave S. Nashville, TN 37212	1011 16th Ave S. Nashville, TN 37212	091-02-0-141.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALKSTAR LLC, A WYOMING LIMITED LIABILITY COMPANY** ("Grantor"), by these presents, does hereby quitclaim and convey unto **TN 6102 LOUISIANA LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 35 feet of the easterly 40 feet of Lot No. 5, Block 10, Map of Cherokee Park, of record in Book 161, page 75, Register's Office, Davidson County, Tennessee.
Said part of Lot No. 5 fronts 35 feet on the northerly side of Louisiana Avenue and runs back between parallel lines about 150 feet to an alley.

Being the same property conveyed to Walkstar, LLC, A Wyoming Limited Liability Company, by deed from Randy Richards, married, of record as Instrument No. 20230818-0064699, dated August 08, 2023, said Register's Office.

This is improved property known as: **6102 Louisiana Avenue Nashville, TN 37209**

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

Witness my hands this 29th day of December, 2023, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

Walkstar, LLC

By: Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer S. Ghanem** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **WALKSTAR, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 29th day of December 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-2-26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/05/2023.

Affiant Signature

12/05/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **05** day of **December**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

