Karen Johnson Davidson County
Batch# 1087082 DEEDQC
12/29/2023 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0100178

QUITCLAIM DEED

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 29th day of December, 2023.

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Southern Exchange & Acquisition, Inc. P.O. Box 160730 Nashville, TN 37216	**New Owner**	**083 03 0 199.01**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Upside, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Southern Exchange and Acquisition, Inc., a Tennessee Corporation, Trustee of The Main Street Land Trust dated April 29, 2018** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 2 on the plat of 1419 Riverside, of record in Instrument No. 20230828-0067175, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Upside, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Secondmouse, LLC a/k/a SecondMouse, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20150108-0002183, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1419 Riverside Drive, Nashville, TN 37206.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 29th day of December 2023.

GRANTOR:

MEMBER

March Egerton, Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **March Egerton, Member of Upside, LLC, a Tennessee Limited Liability Company,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member of Upside, LLC, a Tennessee Limited Liability Company,** and as such **Member,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Business Name,** the within named bargainor, and that he as such **Member,** executed the foregoing instrument for the purpose therein contained, by signing the name **March Egerton, Member.**

WITNESS my hand and official seal at Nashville, Tennessee, this 29th **day of** December **2023.**

William Altus Pryor

Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 December 29, 2023

AFFIANT SIGNATURE

12/29/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 29th day of December, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026