QUITCLAIM DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

LR-SC-23-315B-QCD

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 22 DAY OF December 20 23

Notary Public

MY COMMISSION EXPIRES: 03-16-26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1087843
01/03/2024 09:45:50 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240103-0000524

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Giddy Up, LLC, A Tenneessee Limited Liability Company	**Same as new owner**	
(NAME)	(NAME)	**071-08-1I-002.00-CO**
2441 Old Fort Parkway, Ste. Q472,		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GIDDY UP, LLC, A TENNEESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of Threefifteen East Duke Street II, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230124-0005336, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to SUBURBAN COWBOYS LLC by Warranty Deed from DAVID JAAP COMPANY LLC of record as Instrument Number 20220428-0049244, Register's Office for Davidson County, Tennessee, dated April 25, 2022 and recorded on April 28, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **315 B Duke St, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 22nd day of December, 2023.

Suburban Cowboys, LLC

BY: _____
Sean Kelly
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of Suburban Cowboys, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 2023.

_____
Notary Public
My Commission Expires: 7/9/24
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212