Karen Johnson Davidson County
Batch# 1103392 DEEDQC
02/22/2024 08:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240222-0012036

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 09th day of January, 2024.

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 and Acquisition, Trustee P.O. Box 160730 Nashville, TN 37216	**New Owner**	**060 08 0 058.00**

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, **Belle Meade Title and Escrow Corp., Trustee** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Southern Exchange and Acquisition, Inc., Trustee of the Main Street Land Trust dated April 29, 2018,** (hereinafter referred to as "Grantee"), all of its interest in the following

Land in Davidson County, Tennessee being Lot No. 15 on the Plan of E.A. Lindsley Subdivision, of record in Book 547, Page 144, 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 the same property conveyed to Belle Meade Title and Escrow Corp., Trustee, by Warranty Deed from Virginia Zimmerman and Laura Jones Zimmerman, a married couple, of record in Instrument No. 20231113-0088052, said Register's Office for Davidson County, Tennessee.

This is improved property commonly described as 215 Ben Allen Rd, Nashville, TN 37207.

This is the same legal description found in the last deed of record.

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 9th day of January, 2024.

Grantor: Belle Meade Title and Escrow Corp.

Robert J. Notestine, III, as Pres

Robert J. Notestine, III, as President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert J. Notestine, III, President of Belle Meade Title and Escrow Corp.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President of Belle Meade Title and Escrow Corp.**, and as such **President** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Belle Meade Title and Escrow Corp,** the within named bargainor, and that he as such **President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Robert J. Notestine, III, as President**

WITNESS my hand and official seal at Nashville, Tennessee, this 09th **day of** January **2024.**

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 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 Jan. 9th, 2024.

Robert J. Notestine, III
AFFIANT SIGNATURE

02/21/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 21st day of February, 2024.

William Altus Pryor
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