Karen Johnson Davidson County
Batch # 1103867 DEEDQC
02/22/2024 04:23:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240222-0012344

WHEN RECORDED MAIL TO:
CALVIN GRUSS and MARK O'CONNELL
1020A Scovel Street
Nashville, Tennessee 37208

DOCUMENT PREPARED BY:
MARK O'CONNELL
1020A Scovel Street
Nashville, Tennessee 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Mark O'Connell, **Affiant**
Subscribed and sworn before me this the 22 **Day of** February, 2024.
Brad Wall, **Deputy Register**

QUIT-CLAIM DEED

MARK O'CONNELL, of NASHVILLE, DAVIDSON COUNTY, TENNESSEE, (hereinafter "Grantor"), hereby convey and quit claim to all of our interest in the following land to:

SMOKEY MOUNTAIN PARTNERS, LLC (hereinafter "Grantee"),
dated February 22, 2024.

For ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described tract of land in Davidson County, State of Tennessee, to wit:

Mailing Address:
1721 26TH AVE N, NASHVILLE, TN 37208

Legal Description:
LOT 5 SEC 6 CUMBERLAND GARDENS SUB
Legal Reference: 20180917-0091886
MAP-PARCEL Numbers: 081-10-0-024.00

Land in Davidson County, Tennessee, being Lot No 5 on the Plan of Cumberland Gardens, Section Six of record in Plat Book 3106, Page 117, in the Registrar'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 MARK O'CONNELL, BY WARRANTY DEED FROM FLIP OUT 615, LLC., OF RECORD IN INSTRUMENT NO. 20180917-0091886, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 14, 2018.

Being the same property conveyed to Flip Out 615, LLC by Warranty deed from Family Venture Management, LLC record in Instrument No. 20180207-0012338 Registrar's Office for Davidson County, Tennessee, dated February 01, 2018 and recorded February 07, 2018.

Witness the hand of said grantors, this 22 day of February, 20 24.

Mark O'Connell
MARK O'CONNELL, Grantor

STATE OF Tennessee)
: ss
COUNTY OF Davidson)

On the 22 day of February, 20 24, personally appeared before me, Mark O'Connell, signers of the foregoing instrument, who acknowledged to me that they executed the same.

My commission expires

10/04/2027

Trent Dillard
Notary Public

NEW OWNER:
MARK O'CONNELL
1020A Scovel Street
Nashville, Tennessee 37208

SEND TAX BILLS TO:
MARK O'CONNELL
1020A Scovel Street
Nashville, Tennessee 37208

