Karen Johnson Davidson County
Batch# 1104940 DEEDQC
02/27/2024 10:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240227-0013202

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 27 day of February, 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
Big Tent, LLC **P.O. Box 160730** **Nashville, TN 37216**	**New Owner**	**072 06 0 221.00**

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, **Southern Exchange and Acquisition, Inc., Trustee of the Main Street Land Trust dated April 29, 2018** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Big Tent, LLC, a Tennessee Limited Liability Company,** (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 Lots Nos. 15 and 16 on the Plan of Dr. E. T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, Page 69, Register's Office for said County.

Said Lots Nos. 15 and 16 fronts together 100 feet on the Southerly side of Trinity Lane as widened and run back 349-1/2 feet on the Westerly line and 360-1/2 feet on the Easterly line to a dead line, measuring 100.6 feet thereon, including but excluding therefrom a strip of land of an average width of six feet across the front of said lots,

conveyed to Davidson County for widening Trinity Lane, by Mrs. Chas A. Goad, by right of way of record in Book 1727, Page 561.

Being the same property conveyed to Main Street Land Trust, by Warranty Deed from 1060 E. Trinity GP, a General Partnership, of record in Instrument No. 20190107-0001562, said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Laura Ellis, Trustee of the Main Street Land Trust, as evidenced by a Deed of Correction in Instrument No. 20190626-0062054, said Register's Office for Davidson County, Tennessee.

Laura Ellis was succeeded as Trustee of the Main Street Land Trust by Southern Exchange and Acquisition, Inc. on or about April 29, 2018.

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 27 day of February, 2024.

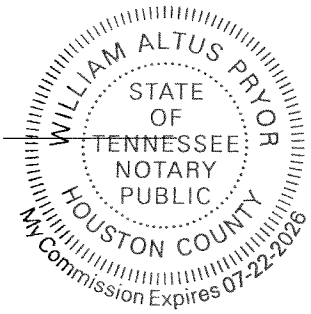
Grantor: Southern Exchange and Acquisition, Inc., Trustee

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 Southern Exchange and Acquisition, Inc.,** 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 Southern Exchange and Acquisition, Inc.**, and as such **President** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Southern Exchange and Acquisition, Inc.,,** 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 27 day of February 2024.

My Commission Expires: 

Notary Public

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 February 27, 2024.

Robert J. Notestine III
AFFIANT SIGNATURE

02/27/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 27 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