Karen Johnson
Batch # 1105175
02/28/2024 09:17:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240228-0013502

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

ERIC ANDERSON, AFFIANT

Subscribed and sworn to before me, this 9 day of FEBRUARY 2024.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SUNNYSIDE PROJECTS, LLC 1114 Stratton Ave. Nashville, TN 37206	New Owner	Map and Parcel No.: 03900018700

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Eric Anderson, ("Grantor") do hereby quitclaim, transfer and convey unto Sunnyside Projects, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 6369 Old Hickory Boulevard, Nashville, Tennessee 37189, and more particularly described as follows:

A certain tract or parcel of land lying in the 14th formerly the 24th Civil District of Davidson County, Tennessee, on the head waters of Dry Fork and Marrowbone Creeks, described according to a survey made September 2, 1964, by John M. Sullivan, Civil Engineer.

Beginning at a point in the northeast corner of property conveyed to Burton E. True and wife, Helen C. True, by deed of record in Book 3311, Page 119, R.O.D.C. Tennessee. Thence south along the westerly margin of Old Hickory Blvd. S 3 deg. 5 min. W 100 feet, thence N 83 deg. 27 min. W 300 feet, thence N 3 deg. 5 min. E 100 feet, thence S 83 deg. 37. Min. E 300 feet to the point of beginning. Containing .63 acres more or less.

Being the same property conveyed to Eric Anderson from Richard M. True and Helen C. True, the Heirs and Devisees of the Estate of Carl R. Carney, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20221115-0121756.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9 day of FEBRUARY 2024.

Eric Anderson, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Eric Anderson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of FEBRUARY 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027