Karen Johnson
Batch # 1106492
03/01/2024 12:02:52 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240301-0014338

This Instrument Prepared By:
Professional Touch Properties, LLC
188 Front Street, Suite 116-101
Franklin, TN 37064
(629) 777 -5508

QUITCLAIM DEED

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:

MUSIC CITY HOLDINGS, LLC
1209 MOUNTAIN ROAD PL NE, STE R,
ALBUQUERQUE, NM 87110

MAP PARCEL NO.

081-16-0-567.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I PARMESH SHARMA (hereinafter called "Grantor") do hereby assign, transfer, convey and quitclaim unto Music City Holdings, LLC a New Mexico Limited Liability Company (hereinafter called "Grantee") certain real estate, tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, which is described as follows, to wit:

Land in Davidson County, State of Tennessee, Described as follows to wit:

BEING THE NORTHERLY 30 FEET OF LOT No. 3 ON THE PLAN OF JACK SMITH PROPERTY NOT OF RECORD AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF 11TH AVE NORTH, FORMERLY CUMBERLAND STREET, 30 NORTH OF JACKSON STREET; THENCE WESTERLY, PARALLEL TO JACKSON STREET, 140 FEET TO AN ALLEY; THENCE WITH SAID ALLEY NORTHERLY 30 FEET TO A POINT; THENCE EASTERLY 140 FEET TO THE WESTERLY MARGIN OF 11TH AVENUE NORTH; THENCE WITH THE MARGIN OF SAID AVENUE, NORTHERLY 30 FEET TO THE BEGINNING.

This being the same property conveyed to PARMESH SHARMA by Warranty Deed from NORMA LEE YOUNG STEVENS, dated June 6, 2008 and filed of record June 10, 2008 in instrument No. 20080610-0059652, Registers Office for Davidson County, Tennessee.

This being the same property conveyed to NORMA LEE YOUNG STEVENS by LAST WILL AND TESTAMENT filed for record on MAY 20, 2004, As shown of record (Docket No. 04P-905) in the probate court for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: ***1003 11th AVE NORTH, NASHVILLE, TN 37210***

The foregoing conveyance is subject to all matters set herein and to all encumbrances, easements, restrictive covenants and other matters of public record or otherwise as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance per T.C.A. 67-4-409 (a)(4), is $ 0-

Affiant

SUBSCRIBED AND SWORN TO before me this 1st day of March 2024

NOTARY PUBLIC My Commission Expires 09.07.2026

(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Witness my/our hands this 1 day of March, 2024

PARMESH SHARMA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Parmesh Sharma, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March

NOTARY PUBLIC My Commission Expires: 09.07.2026

(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Professional Touch Properties, LLC
188 Front Street, Suite 116-101
Franklin, TN 37064