This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch # 1109654 DEEDQC
03/11/2024 03:09:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240311-0016806

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Music House LLC 507 32nd Ave. S. Nashville, TN 37212	NEW OWNER	104 06 0 213 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Barrett Ridgway and Andrea Silva Ridgway, husband and wife** "the Grantors," conveys and quitclaims unto **Music House LLC, a Tennessee limited liability company** "the Grantee," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 79, on the Map showing R.W. Gizzard Subdivision of part of Bosley Tract, Plan not of record and described as follows:
>
> Beginning at a point in the Westerly margin of Orient Circle (now 32nd Avenue South) at a point 252 1/4 feet Southeast from the Southwest intersection of Marborough Avenue and Orient Circle (now 32d Avenue South) fronts 75 feet on the Westerly side of Orient Circle (now 32nd Avenue South) and runs back 150 feet to an alley and shows 47 1/2 feet on said alley.
>
> Being the same property conveyed to David Barrett Ridgway and Andrea Silva Ridgway, husband and wife, by Warranty Deed from MaxCountry Properties, LLC, a Tennessee limited liability company, dated January 26, 2023, and recorded on February 2, 2023, in Instrument No. 20230202-0007711, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 6 day of March, 2024.

David Barrett Ridgway (SEAL)

Andrea Silva Ridgway (SEAL)

STATE OF ~~TENNESSEE~~ MARYLAND)
)
COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for said State and County, David Barrett Ridgway and Andrea Silva Ridgway, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of MARCH, 2024.

Notary Public
My commission expires: 04/09/2025

YOON YONG CHUNG
Notary Public - State of Maryland
Montgomery County
My Commission Expires Feb 9, 2025

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

My Comm. Expires
9/27/2026