This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson
Batch # 1110039
03/12/2024 09:40:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240312-0016979

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
New Providence Pass LLC 100 Powell Pl. Ste. 1275 Nashville, TN 37204	New Owner	082-04-0-338.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Kookiroo LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **New Providence Pass LLC, a Tennessee limited liability company,** the **Grantee** herein, its successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

Land in the 5th Council District of Nashville, Davidson County, Tennessee, the same property conveyed in Book 4969, Page 917, Register's Office for said County and more particularly described as follows:

Beginning in the North right of way of West Greenwood Avenue, approximately 91.6 feet west of Cline Avenue; thence with said right of way N 85 deg. 13 min. 21 sec. W, 52.43 feet to a concrete highway monument at the right of way of Ellington Parkway; thence along said right of way N 32 deg. 45 min. 44 sec. W, 66.28 feet to a concrete highway monument; thence continuing with said right of way N 6 deg. 34 min. 40 sec. E, 61.1 feet to a concrete highway monument; thence continuing with said right of way N 47 deg. 43 min. 44 sec. E, 135.93 feet to a steel post; thence leaving said Parkway S 4 deg. 17 min. 39 sec. W, 61.94 feet to an iron pin; thence S 5 deg. 37 min. 55 sec. W, 151.18 feet to the point of beginning and containing 0.32 acre, more or less, as shown on survey dated February 13, 2023 by Patrick S. Coode, TN R.L.S. No. 855

Being the same property conveyed to Kookiroo LLC, a Tennessee limited liability company, by Warranty Deed from James P. Barrow, an unmarried man, dated February 23, 2023 and recorded February 27, 2023 in Instrument No. 20230227-0013548, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 937 W Greenwood Avenue, Nashville, Tennessee 37206

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 23 day of February, 2024.

GRANTOR:

Kookiroo LLC
a Tennessee limited liability company

By: _____
Joel Peterson Morley
Its: Sole Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joel Peterson Morley,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of Kookiroo LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of the limited liability company for the purposes therein contained.

.

Witness my hand and official seal this the 23 day of February, 2024.

_____
Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 23 day of February 2024.

_____
Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission Expires:_____