Karen Johnson Davidson County
Batch# 1115278 DEEDQC
03/26/2024 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240326-0021067

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-20668-24

QUITCLAIM DEED

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

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 THE 26 day of March, 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G & W Holdings, LLC P.O. Box 1955 Mt. Juliet, TN 37121	Same as Address of New Owner	072-02-0-041

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Nashville Comfort, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all its right, title and interest unto **G & W Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 8 on the Plan of Richard's Subdivision, Block A, not of record, and more particularly described as follows:

Beginning at a point in the southerly margin of Richardson Avenue at the common corner of Lots 8 & 9; thence with the line between said lots, southerly 165 feet to the north line of Maynor Place Subdivision; thence with the line of the same, easterly 75 feet, 3-3/4 inches to the common corner of Lots 7 & 8; thence with the line between said Lots, northerly 165 feet to the southerly margin of Richardson Avenue; thence with the margin of the same westerly 75 feet, 3-3/4 inches to the point of beginning.

Being the same property conveyed to Nashville Comfort, LLC, from Webber Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 19, 2023 and recorded December 19, 2023 in Instrument #20231219-0097913, said Register's Office.

Being the same property conveyed to Webber Holdings, LLC, a Tennessee limited liability company, from Kevin L. Terry, unmarried, by Warranty Deed dated December 15, 2023 and recorded December 18, 2023 in Instrument #20231218-0097492, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's office for Davidson County, Tennessee; to any and all restrictive covenants and/or easements of record in said Register's Office; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1020 West Kirkland Avenue, Nashville, Tennessee 37216.

WITNESS ITS HAND, this 25th day of March, 2024.

Grantor

Nashville Comfort, ~~LLC~~, a Tennessee Limited Liability Company

By: _____
Michael P. Dolan, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25th day of March, 2024, before me, appeared Michael P. Dolan, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Nashville Comfort, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Nashville Comfort, LLC and said Michael P. Dolan acknowledged said instrument to be the free act and deed of Nashville Comfort, LLC.

WITNESS my hand and seal, this the 25th day of March, 2024.

_____
Notary Public

_____
Printed Notary Name

My commission expires: 4/22/26

Julie M. Ortega
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 **March 25, 2024** (date of document).

Jennifer L. Pennell

March 26,2024

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **26** day of **March**, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

