THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Trinovus, LLC
3250 Dickerson Pike, Ste. 202
Nashville, TN 37207

Send Tax Bill to:
Owner

Map-Parcel Numbers:
A portion of 071-15-0 186.00

State of Tennessee
County of Davidson

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

RR VTK
Affiant

Subscribed and sworn to before me, this the 18th day of April, 2024.

Notary Public

My Commission Expires: 9/7/2026

FELIX D. FRASCATO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 9/7/2026
COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TRINOVUS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TRINOVUS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A. THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOT 230 AS IT APPEARS ON THE PLAN OF THE HIGHLAND LAND CO'S SUBDIVISION OF RECORD IN BOOK 421, PAGE 14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Karen Johnson
Batch # 1124462
04/18/2024 01:28:40 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240418-0027860

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of April, 2024.

Trinovus, LLC

Vernon Thomas Keesee, Jr.

Reed Robertson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Vernon Thomas Keesee, Jr., with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of the within named Grantor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Vernon Thomas Keesee, Jr.

Witness hand and official seal at office at Nashville Tennessee, on this the 18th day of April, 2024.

My Commission Expires:
9/7/2026

Notary Public

FELIX D. FRASSATO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 9/7/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Reed Robertson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of the within named Grantor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Reed Robertson.

Witness hand and official seal at office at Nashville Tennessee, on this the 18th day of April, 2024.

My Commission Expires:
9/7/2026

Notary Public

FELIX D. FRASSATO
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
9/7/2026
COUNTY OF DAVIDSON

Exhibit A

Real property situated in Davidson County, Tennessee, being Lot Number 230 on the Plan of The Highland Land Co's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said lot, along with lot 229, adjoin and front together 50 feet on the east side of Pennock Avenue and run back between parallel lines, along the south margin of Marie Street, 175 feet to an alley.

Being a portion of the same property conveyed to Trinovus LLC, a Tennessee limited liability company, by Warranty Deed from Harry W. Hubbell, III, and wife, Brenda Hubbell, dated April 2, 2024, of record in Instrument Number 20240403-0023674, Register's Office for said County.

This Conveyance is for the sole and express purpose of re-establishing Lot No. 230 as it appears on the Plan of The Highland Land Co's Subdivision, of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.