Karen Johnson Davidson County
Batch# 1141296 DEEDQC
05/31/2024 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240531-0040636

QUITCLAIM DEED

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 31 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/03/2027 DAVIDSON COUNTY

LR-SELL-24-3250

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Metro Holdings, LLC, a Tennessee limited liability company	**SAME AS NEW OWNER**	
(NAME) **3000 Meridian Blvd., Ste. 140,**	(NAME)	**054-13-0-015.00**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SELL FOR CASH, LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 1:
Being a part of Lot No. 16, Section 2, Life and Casualty Subdivision of record in Book 843, Page 56, Register's Office of Davisdon County, Tennessee, according to a survey made by Caldwell Engineering & Surveying Company, dated July 7, 1978 as follows:

BEGINNING at an existing concrete monument in the north right-of-way of Lakeshore Drive, with the right-of-way South 70 deg. 02 min. West 14.00 feet to an iron pin; thence leaving the right-of-way North 22 deg. 04 min. West 302.83 feet to an existing concrete monument; thence South 24 deg. 42 min. East 303.67 feet to the point of beginning, containing 0.05 acre, more or less.

Being the same property conveyed to Norman S. Rogers and Mildred Elizabeth Rogers Co-Trustees of the Norman S. Rogers and Mildred E. Rogers Trust, by Quitclaim Deed from Norman S. Rogers and wife, Mildred E. Rogers, dated May 27, 1999 and recorded June 10, 1999 in Book 11522, Page 420, Register's Office of Davidson County, Tennessee.

Tract No. 2:

BEGINNING at a point in the center of Lakeshore Drive (formerly Pitts Avenue); said point being N 64 deg. 54' E 236.3 feet from the northerly margin of Old Hickory Boulevard; thence N 39 deg. 21' W 360.00 feet to a stake; thence S 39 deg. 06' W 50 feet to a stake; thence S 32 deg. 54' E 329.00 feet to the center of Lakeshore Drive; thence N 64 deg 54' E 100 feet along the center of Lakeshore Drive to the point of beginning.

Being the same property conveyed to Sell for Cash, LLC of record in Instrument No. 20240530-0040067, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **3250 Lakeshore Drive, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 31 day of May, 2024.

Sell For Cash, LLC

John Gleaves, Authorized Agent

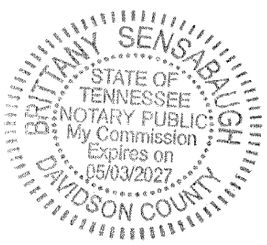
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SELL FOR CASH, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of May, 2024.

Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, 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 May 31, 2024 (date of document).

Affiant Signature

Date: May 31, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

