Karen Johnson Davidson County
Batch# 1143316 DEEDQC
06/05/2024 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240605-0041987

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-QCD-24-2712

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Turnkey Builders LLC, a Tennessee Limited Liability Company and Sweeney Bros Construction LLC, a Tennessee Limited Liability Company	**Same as new owner**	
(NAME) **909 Thomas Ave,**	(NAME)	**092-06-086.00**
(ADDRESS) **Nashville, TN 37216**	(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, **TURNKEY BUILDERS, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TURNKEY BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SWEENEY BROS CONSTRUCTION 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:

Property located on the north side of Morena Street and being Part of lots 271, a closed Alley, part of Lots 269 and 270 blocks 13 and 23 of Hefferman Place of record in Plat Book 161, page 138 R.O.D.C., Tn., more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 1, 2023 and known as Job No. 230042 as follows:

BEGINNING at an existing concrete highway monument at the northwestern terminus of. Morena Street on the easterly right of way of Interstate 40; thence with the northerly margin of Morena Street (25' from the center-line)

N82°15'24"E 110.90' to an iron pin set; thence leaving Morena. Street and with the line of Sharon Griffin (Inst. No. 200408020092332 R.O.D.C., Tn.)

N07°44'36"W 157,50' to the center-line of a closed alley; thence with the center-line S82°15'24"W 17.70' to an iron pin set in the right of way of the said Interstate 40; thence the said Right of way S22°52'19"W passing a concrete monument at 121.63' in all 183.01' to the POINT OF BEGINNING, containing 0.23 acres, more or less.

Being the same property conveyed to Turnkey Builders, LLC, a Limited Liability Company from Sharon Griffin, an unamrried woman by Warranty Deed of Record in Instrument Number 20230313-0018142 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2712 Morena Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 5 day of June, 2024.

Turnkey Builders, LLC A Tennessee Limited Liability Company

BY: Percy Baker
Percy Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PERCY BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of TURNKEY BUILDERS, LLC A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the .

Camille C Woods
Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **6/5/2024** (date of document).

Affiant Signature

Date **6/5/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **5** day of **June**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027