Karen Johnson
Batch # 1143796
06/05/2024 03:08:38 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240605-0042209

QUITCLAIM DEED TO RE-ESTABLISH ORIGINAL LOT LINES

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
HARDEMAN, MONTGOMERY & POTTER
4301 HILLSBORO PIKE, SUITE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Equity Partners Group, LLC	NEW OWNER	
(NAME)	(NAME)	072 15 0 027.00
1770 Forsyth Park Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14, 15, and 16 on the Plan of Burns Subdivision of Maxys Addition to Brownsville of record in Plat Book 161, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley.

Said Lots Nos. 15 and 16 front together 100 feet on the easterly side of Pennington Avenue, and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Equity Partners Group, LLC, a Tennessee limited liability company by Warranty Deed from The Trustees of Glenn's Tabernacle Church, of record in Instrument No. 20240529-0039706 Register's Office for Davidson County, Tennessee.

This deed is executed for the purpose of re-establishing the original lot lines and having distinct map and parcel numbers assigned to Lot Nos. 14, 15, and 16, Plan of Burns Subdivision of Maxys Addition to Brownsville of record in Plat Book 161, Page 98, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2623 Pennington Avenue, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30 day of May, 2024.

EQUITY PARTNERS GROUP, LLC

COLIN ELLIS, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Colin Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Equity Partners Group, LLC, and that he as such Authorized Agent of Equity Partners Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Equity Partners Group, LLC.

Witness my hand and official seal this 30th day of May, 2024.

Commission expires: 3·20·28

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

Notary Public