Karen Johnson
Batch # 1144401
06/06/2024 04:01:36 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240606-0042608

After recording, return document
and send future tax statements to:

Deddrick Perry, Jr.
500 Fatherland Street
Nashville, Tennessee 37206

This instrument prepared by:

Deddrick Perry, Jr.
500 Fatherland Street
Nashville, Tennessee 37206

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 28th day of February , 2024 between the grantor,

5th and Fatherland, LLC., a Tennessee Limited Liability Company
209 South 5th Street
Nashville, Tennessee 37206

and the grantee,

Deddrick Perry, Jr., single man as his property
500 Fatherland Street
Nashville, Tennessee 37206

WITNESSETH, that in consideration of the sum of Ten Dollars

in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson, in the State of Tennessee, to wit:

See Exhibit A

Parcel ID: 093 03 0 086.00
Commonly known as: 500 Fatherland Street, Nashville, Tennessee 37206
Source of title: Being the same property conveyed to 5th and Fatherland, a Tennessee Limited Liability Company, from Deddrick Perry, a single man, by Quitclaim Deed in Instrument No. 20230615-0045823, Register's Office for Davidson County Tennessee

THIS CONVEYANCE is made subject to:

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: _____
Print name: 5th and Fatherland, LLC.
Capacity: Grantor

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Texas
COUNTY OF Denton

On this 29th day of February, 2024, before me personally appeared —
Deddrick Perry, Jr.,
to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Signature: Taryn Blaine Holas
Print name: Taryn Blaine Holas
Title: Notary
My commission expires: September 25, 2027

TARYN BLAINE HOLAS
Notary ID #134572185
My Commission Expires
September 25, 2027

OATH OF CONSIDERATION

STATE OF Texas
COUNTY OF Denton

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief the actual consideration for this transfer is $ 10.00.

Signature

Deddrick Perry, Jr.
Print name

Signature

Print name

SUBSCRIBED AND SWORN TO before me this 29 day of February, 2024.

Signature: Taryn Blaine Holas
Print name: Taryn Blaine Holas
Title: Notary
My commission expires: September 25, 2027

TARYN BLAINE HOLAS
Notary ID #134572185
My Commission Expires
September 25, 2027

Exhibit A

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lot No. 1 and 2, in the Lindsley and Winston's Addition to Edgefield as recorded in Book 21, page 11, Register's Office of Davidson County and more particularly - described as follows:

Beginning at the southeast corner of Fatherland and Fifth Streets in the City of Nashville, Tennessee these along the southern margin of Fatherland Street, 71 feet to a point; thence southerly and parallel with the east margin of Fifth Street, 125 feet at a point; these westerly and parallel with the southerly margin of Fatherland Street, 71 feet, more or less, to a point in the easterly margin o Fifth Street; thence northerly with the easterly margin of Fifth Street. The property herein conveyed fronts 71 feet on the southerly side of Fatherland Street and runs back southerly between parallel lines 125 feet.

Less and Except : Portion of Property conveyed in Deed Book 3936, Page 612, Register's Office, Davidson County, Tennessee