Karen Johnson Davidson County
Batch# 1145217 DEEDQC
06/10/2024 02:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240610-0043352

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Merlot Management, LLC 1611 Travis Heights Boulevard Austin, Texas 78704	Same	116 08 0 045.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RUBY STEWART ("Grantor") does hereby transfer and convey to MERLOT MANAGEMENT, LLC, a Texas limited liability company ("Grantee"), all of her interest in the property in Davidson County, Tennessee as more particularly described on Exhibit A attached hereto.

This is improved property known as 910 Clearview Drive, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, Grantor executed this instrument on this 10th day of June, 2024.

RUBY STEWART

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Ruby Stewart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 10th day of June, 2024.

Notary Public

My Commission Expires: May 15, 2026

AMY LOUISE TETZLAFF
Notary ID #129768599
My Commission Expires
May 15, 2026

STATE OF Texas)
COUNTY OF Travis)

The actual consideration for this transfer is $0.

Affiant: Ruby Stewart, Manager of Merlot Management, LLC

Subscribed and sworn to before me, this 10th day of June, 2024.

My commission Expires: May 15, 2026

Notary Public

AMY LOUISE TETZLAFF
Notary ID #129768599
My Commission Expires
May 15, 2026

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 67, 78, and 79 of the Clearview Subdivision, as of record in Plat Book 843, Page 8, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod in the Easterly right-of-way line of Clearview Drive, 50 feet in width, at a corner common with the property of Gray Clark Stahlman, et ux, as of record in Book 10243, Page 102, said Register's Office; Thence leaving the Easterly right-of-way line of Clearview Drive, with the Southerly property line of Gray Clark Stahlman, et ux, South 61 deg. 08 min. 36 sec East, 199.88 feet to an existing iron rod in the Westerly property line of Robert D. Millard, et ux, as of record in Book 8311, Page 683, said Register's Office, and at a corner common with the property of Stephen R. Brooks, et ux, as of record in 7873, Page 496, said Register's Office; Thence with the Northerly property line of Stephen R. Brooks, et ux, South 78 deg. 20 min. 42 sec. West, 252.34 feet to an existing iron rod in the right-of-way return of the Northerly right-of-way of Woodmont Circle, 60 feet in width, and the Easterly right-of-way of Clearview Drive; Thence with said right-of-way return, with a curve to the right, along an arc length of 23.62 feet, the central angle of which is 45 deg. 06 min. 20 sec., the radius of which is 30.00 feet, the chord of which is North 06 deg. 52 min. 50 sec. East, 23.01 feet to an iron rod set in the Easterly right-of-way line of Clearview Drive; Thence with the Easterly right-of-way line of Clearview Drive, North 29 deg. 13 min. 20 sec East, 142.58 feet to the point of beginning, containing 17,013 square feet or 0.391 acres, more or less, according to a survey by R. Scott Cherry, RLS No. 1512, dated March 4, 1999.

Being the same property conveyed by deed of record as Instrument #20170829-0088700, Register's Office for Davidson County, Tennessee.

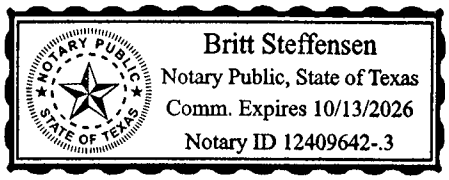
37967772.1

CERTIFICATE OF AUTHENTICITY

I, Emily R. Franco, do hereby make an 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 June 10, 2024.

Name: Emily R. Franco
Title: Attorney

Date 06/10/2024



STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on June 10, 2024.

Notary Public: Britt Steffensen
My Commission Expires: 10/13/2026