QUITCLAIM DEED

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

A-PT-19-3241

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 10 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

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)
Grant Ventures, LLC	**Grant Ventures, LLC**	
(NAME) **1404 Burton Valley Road**	(NAME) **1404 Burton Valley Road**	**59-13-6.04**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRANT TAYLOR DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its 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:

A certain tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being part of the Treppard Tract, J.R. Coarsey, Trustee, as follows:

Beginning at an iron pin the Southerly R.O.W. line of Kings Lane, said iron pin being 740 feet easterly from the northwest corner of the Treppard Tract; thence, easterly along said southerly R.O.W. line of Kings Lane; 200 feet along a curve having a radius of 3844.4 feet to an iron pin; thence south 14 deg. 20' east 356.4 feet to an iron pin; thence south 54" 02' west along the northerly margin of Lot No. 123 (erroneously shown as Lot No. 223 in previous deeds), Treppard Heights Subdivision, Section No. 7, of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee, 20 feet to a concrete monument; thence south 22 deg. 09' west 161.1 feet to an iron pin, said iron pin being the northwest corner of Lot No. 122 (erroneously shown as Lot No. 221 in previous deeds) and the northeast corner of Lot No. 121 (erroneously shown as Lot No. 220 in previous deeds) Treppard Heights Subdivision, Section No. 7, of record in Book 2900, Page 13, Register's Office for said County; thence south 18" 02' west 101 feet to an iron pin in the northerly boundary line of Lot No. 120 (erroneously shown as Lot 219 in previous deeds) Treppard Heights Subdivision, Section No. 7, of record in Book 2900, Page 13, Register's Office for said County, thence north 13' 30" west 646.5 feet to the point of beginning, containing 2.24 acres, more or less.

Being the same property conveyed to Grant Taylor Development Group, LLC, a Tennessee limited liability company by deed from Happy Homes LLC, a Tennessee limited liability company of record in Instrument No. 20190327-0027497, 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 **unimproved** property known as: **3241 Kings Ln, Nashville, Tennessee 37218**.

Karen Johnson
Batch # 1146596
06/12/2024 02:56:15 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240612-0044120

Witness my/our hand(s) this the 10th day of June, 2024.

Grant Taylor Development Group, LLC

BY: _____
Frank T. Grant, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank T. Grant**, 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 Grant Taylor Development Group, LLC, a Tennessee Limited Liability Company, 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 10th day of June, 2024.

_____
Notary Public

My Commission Expires:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON