**PREPARED BY:**
**Core Dev LLC**
**116 Agnes Rd, STE 200**
**Knoxville, Tennessee 37919**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
The actual consideration or value,
whichever is greater, for this transfer is $10.00.

Send Tax Bill to:
Core Dev LLC
5413 Michigan Ave
Nashville, TN 37209
**ADDRESS OF NEW OWNER:**
Core Dev LLC
5413 Michigan Ave
Nashville,TN 37209

## QUITCLAIM DEED

**KNOWN ALL MEN BY THESE PRESENTS**, that for and in consideration of **ten US Dollars ($10.00)**, and other good and valuable consideration, to it in hand, paid to, **Skye Acquisitions LLC**, a Tennessee Limited Liability Company with an address of 5413 MICHIGAN AVE, NASHVILLE, TN 37209, (the "Grantor" or "Grantor(s)"), does hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property, to **Core Dev LLC**, a Tennessee Limited Liability Company with an address of 116 AGNES RD, STE 200, KNOXVILLE, TN 37919, (the "Grantee" or "Grantee(s)"). Said property conveyed herein is described as follows:

Property having Lot No. LOT 22 BELLS SUB of the Mary J. Fox Lands as per plan of record in plan book 322, page 41, Register's Office for Davidson County, Tennessee, Said Lot 22 is described as fronting fifty (50) feet on the southerly margin of Howard Street, and extending back between parallel lines 142 feet to an alley.

Being the same property conveyed to grantor by deed recorded as instrument no. 20240327-0021417.

This is real property commonly known as 1721 Pecan St., Nashville, Davidson County, Tennessee 37208.

Tax Parcel ID Number: 08102015300

The property identified herein is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to: Core Dev LLC, 5413 MICHIGAN AVE, NASHVILLE, TN 37209

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

Karen Johnson
Batch # 1147127
06/13/2024 03:58:13 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240613-0044466

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: ~~5/9~~ BK 6/12/24

Printed Name: Skye Acquisitions LLC

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, DeNana Cowherd of the state and county aforesaid, personally appeared Brent Kakwitch, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Managing member of the Skye Acquisitions, the within named bargainor, a corporation, and that he as such Managing member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as managing member

WITNESS my hand and seal, at office in Nashville, this 12 day of June, 2024.

Signature: Mary E. Armor
Notary Public

My Commission Expires: 5-9-2026

(SEAL) MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

KAREN JOHNSON
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Affiant

Subscribed and sworn before me, this 12 day of June, 2024.

Notary

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY