Karen Johnson Davidson County
Batch# 1149159 DEEDQC
06/20/2024 11:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240620-0046378

This Instrument Prepared by Venikkia Cunningham, P. O. Box 1491, Hendersonville, TN 37077

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Benjamin Brown, Jr.** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Level Up Investments, LLC** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being the westerly 25 feet of Lot No. 85 and the easterly 25 feet of Lot No. 86 on the Revised Plan of West End Park, as of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Said parts of Lot Nos. 85 and 86 front together 50 feet on the northerly side of Parthenon Street, or Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Benjamin Brown, Jr., by Quit Claim Deed from The Arts for Heavenly Angels, Inc., a Tennessee Corporation, dated 09/08/2022 and recorded on 09/09/2022, of record in Instrument Number 20220909-0101230, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Benjamin Brown, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said state and county, **Benjamin Brown, Jr.**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **May, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

For recording information only

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$1.00**.

Drusilla Bryant
AFFIANT

SUBSCRIBED AND SWORN before me this the 31st day of **May, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

PROPERTY ADDRESS: **3140 Parthenon Avenue, Nashville, TN 37203**

TAX PARCEL NO.: **10402004400**

PROPERTY OWNER: **Level Up Investments, LLC**

OWNER'S ADDRESS: **2245 Rosa L. Parks Blvd., Suite 280915, Nashville, TN 37228**

MAIL TAX BILLS TO: **Owner at Owner address**

Certificate of Authenticity

I, Drusilla Bryant, do hereby make 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 5-31-24

Drusilla Bryant

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of May 24.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026