Karen Johnson Davidson County
Batch# 1150675 DEEDQC
06/25/2024 10:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240625-0047349

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)
TDR Strategic Realty Partners, LLC 378A Green Harbor Road Old Hickory, TN 37138	Same	093-08-0-011.00 093-08-0-005.00 071-09-0-109.00 071-09-0-108.00

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, ALTERNATIVE ENERGY PRODUCTS, LLC, a/k/a ALTERNATIVE ENERGY PRODUCTS LLC, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys to TDR STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company, all of its right, title and interest in that certain real property in Davidson, Tennessee more particularly described on Exhibit A attached hereto.

[Remainder of page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 19 day of April, 2024.

ALTERNATIVE ENERGY PRODUCTS, LLC

By: _____
Diana D. Reeves, Sole Manager and Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid Diana D. Reeves, sole manager and member of Alternative Energy Products, LLC, a limited liability company, 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 and on behalf of the corporation.

WITNESS my hand, at office, as of this 19th day of April, 2024.

BRENDA L BONADIES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 9/21/24

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

_____
Affiant

Subscribed and sworn to before me, this 21 day of June, 2024.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

_____
Notary Public
My Commission Expires: _____

EXHIBIT A

093-08-0-011.00 and 093-08-0-005.00; 810 S 5th St. and 0 S 5th St.

Tract 1:

Land in Davidson County, Tennessee beings Lots 61 and 62 on the Map of J.R. Love's Subdivision of Lots 16 and 17 of D.B. Cooper's Addition to East Nashville, of record in Plat Book 161, page 162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T.O. Davis and Mark Davis, jointly with right of survivorship, by deed from Margaret Taylor Gambill, Linda Sue Jobe and Robert J. Taylor, of record in Book 9500, page 270, dated October 19, 1994, said Register's Office. The said T.O. Davis having since died on or about March 19, 2009, leaving the said Mark Davis as the surviving joint tenant.

TOGETHER WITH AN ALLEY CLOSING IN ORDINANCE NO. 62-279, FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE BUT EXCUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 2929, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract 2:

Land in Davidson County, Tennessee being part of Lots 71 and 72 on the Plan of J.R. Love's Subdivision of Lots 16 and 17 of D.B. Cooper's Addition to East Nashville as of record in Book 161, page 162, Register's Office for Davidson County, Tennessee, described together according to a survey made by Leonard W. Yokley, Surveyor, April 19, 1947, as follows:

Beginning on the westerly margin of South 5th Street at the northeast corner of the property conveyed to O.J. Vann and wife, by deed from J.T. Dollard, Sr. and wife, of record in Book 1472, page 87, said Register's Office, said point being 14 feet south of the corner of Lots 71 and 72, being also in the center line of a railroad spur track; thence with said Vann's northeasterly line and with the center line of said railroad spur track, northwestwardly with a curve of 12 deg. 90.7 feet to the southerly margin of Dew Street; thence with the same eastwardly 60 feet to the westerly margin of South 5th Street; thence with the same, southwardly 84 feet to the beginning.

Being the same property conveyed by deed of record as Instrument #20160616-0061028 and Deed of correction of record as Instrument #20170929-0099922, Register's Office for Davidson County, Tennessee.

071-09-109.00 and 071-09-0-108.00; 0 Cross St.

Land in Davidson County, Tennessee, being **Lot Nos. 175 and 176** on the Plan of Brooklyn Heights E.C. Scruggs Subdivision of record in Plat Book 332, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by deed of record as Instrument #20200528-0055302, Register's Office for Davidson County, Tennessee.

45089668.1

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 April 19 2024 (date of document).

Emerald Burns
Affiant Signature

June 24, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

