Karen Johnson Davidson County
Batch# 1152875 DEEDQC
07/01/2024 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20240701-0049126

Address New Owner:	Tax Bills To:	Map-Parcel No.
2908 12th S Partners, LLC 2001 Warfield Drive, Suite 201 Nashville, TN 37215	Same	118 01 0 179.00
This instrument prepared by: Worman Law Group, PLLC 2000 Richard Jones Rd., Suite 240, Nashville, Tennessee 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES SOHR**, an individual resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **2908 12TH S PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), an undivided 16.156% interest as tenant in common in and to the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 2908 12th Ave. S., Nashville, Tennessee 37204.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

James Sohr
Affiant

Subscribed and sworn to me this 26th day of June, 2024.

NOTARY PUBLIC: Starr Ashonda Mosley
My Commission Expires: 3/3/2026

STARR ASHONDA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
March 3, 2026

Notarized remotely using audio-video communication technology via Proof

Executed as of the 26th day of June, 2024.

GRANTOR:

James Sohr

James Sohr

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Sohr the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2024.

Notary Public : Starr Ashonda Mosley

My Commission Expires: 3/3/2026

STARR ASHONDA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires
March 3, 2026

Notarized remotely using audio-video communication technology via Proof.

EXHIBIT A

Beginning at an Iron Pin Found (IPF) at the Southwesterly corner of Russell Vent-Pearce and Elizabeth Campos, as recorded in Instrument No. 20100813-0063965 of the Register Office of Davidson County (R.O.D.C.), said pin on the Northerly right-of-way of Kirkwood Avenue, thence with said right-of-way, the following calls: with a curve to the right, said curve having a radius of 51.75 degrees, a length of 16.14' and chord bearing and distance of North 77 degrees 19 minutes 16 seconds West 16.07 feet to an IPF; North 68 degrees 23 minutes 39 seconds West, a distance of 17.82 feet to an IPF, with a curve to the right, said curve having a radius of 226.50', a length of 33.25' and a chord bearing and distance of North 66 degrees 15 minutes 14 seconds West, a distance of 33.22 feet to an IPF; North 57 degrees 32 minutes 49 seconds West, a distance of 44.30 feet to an IPF; with a curve to the right, said curve having a radius 10.00', a length of 12.06' and a chord bearing and distance of North 23 degrees 00 minutes 03 seconds West 11.34 feet to an IPF on the Easterly right-of-way of 12th Avenue South., thence with said right-of-way, the following calls: North 11 degrees 32 minutes 53 seconds East, a distance of 95.73 feet to an IPF, with a curve to the right, said curve having a radius of 25.00', a length of 15.20' and a chord bearing and distance of North 76 degrees 19 minutes 35 seconds East 14.97 feet to an IPF on the Southerly right-of-way of Metro Alley No. 960, thence with said Alley, South 86 degrees 15 minutes 03 seconds East, a distance of 97.66 feet; thence South 10 degrees 11 minutes West 151.00 feet to the Point of Beginning.

The above description is part of Lot 1 as shown on map entitled Dr. L.G. Noels ldlewild, of record in Plat Book 3842, Page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Sohr by Quitclaim Deed from Arrow House, LLC, a Tennessee limited liability company of record in Instrument No. _202407010049122_____, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of he original document executed and authenticated according to law on 6/26/2024

Bainbridge Dillion
Affiant Signature

Date: 6/28/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of June, 2024.

Jodean M. King
Notary's Signature

Notary's Seal

My Commission Expires: 7/22/2025
Date: 6/28/2024

