QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1160149 DEEDQC
07/22/2024 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240722-0054633

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hold 'Em, LLC, a Tennessee limited liability company	**Hold 'Em, LLC, a Tennessee limited liability company**	
C/o Brian Vance	**C/o Brian Vance**	
(NAME) **1122 McGavock Pike**	(NAME) **1208 Katie Street**	072-06-0-262.00
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **BRIAN VANCE, UNMARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **HOLD 'EM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF MAXEY AVENUE AND GALLATIN ROAD PROPERTY, AS OF RECORD IN BOOK 332, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 22 FRONTS 50 FEET ON THE SOUTH SIDE OF MAXEY AVENUE (NOW KNOWN AS MCGAVOCK PIKE), AND RUNS BACK BETWEEN PARALLEL LINES, 200 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BRIAN VANCE, UNMARRIED, BY WARRANTY DEED FROM GORDON W. O'MALLEY AND GEORGE A. STREET, JR., CO-TRUSTEES OF THE O'MALLEY FAMILY TRUST II, OF RECORD IN INSTRUMENT NO. 20230510-0034679, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 2, 2023, AND RECORDED MAY 10, 2023.

BEING ALSO KNOWN AS 1122 MCGAVOCK PIKE, NASHVILLE, TN 37216.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 10 day of May, 2024.

Brian Vance

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Brian Vance, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of May, 2024.

Notary Signature

My commission expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **5/6/24**.

Date

Affiant Signature

5/6/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026