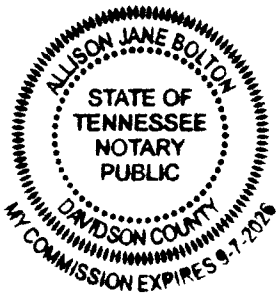
Karen Johnson Davidson County
Batch# 1163641 DEEDQC
07/30/2024 09:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240730-0057368

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

D. Grant Luiken, Jr.
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2024.

Allison Jane Bolton
Notary Public

My commission expires: September 7, 2026

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: D. Grant Luiken, Jr.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Hampton Street Property LLC 3917 Trimble Road Nashville, Tennessee 37215	New Owner	071-02-0-076.00 071-02-0-077.00

This Quitclaim Deed if being recorded for the purpose of consolidating the referenced Map & Parcel numbers into one parcel.

FOR AND IN CONSIDERATION of the sum of $0.00, HAMPTON STREET PROPERTY LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto HAMPTON STREET PROPERTY LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property currently known as 1603 and 1605 Hampton Street, Nashville, Tennessee 37207, which property shall be known as **1104 Avondale Circle**, Nashville, Tennessee 37207 once consolidated pursuant to this Quitclaim Deed.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 26th day of July, 2024.

HAMPTON STREET PROPERTY LLC,
a Tennessee limited liability company

By: Stones River Hampton Street LLC,
a Tennessee limited liability company,
Its Sole Member

By: SR Manager, LLC,
a Tennessee limited liability company,
Its Managing Member

By: _____
Austen Helfrich, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **AUSTEN HELFRICH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of SR Manager, LLC, a Tennessee limited liability company, the Managing Member of Stones River Hampton Street LLC, a Tennessee limited liability company, the Sole Member of HAMPTON STREET PROPERTY LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself in such capacity.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26 day of July, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 10-4-2027

MARGARET ROSE BACURIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 11, all of Lot No. 12, Lot No. 13, and Lot No. 14 on the Map of E. C. Scruggs Subdivision of Lots Nos. 2 and 3 of the W. E. Jones Tract called Avondale Plan, of record in Book 57, Page 125, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the Southwest corner of Metro Parcel ID 071-02-0-076.00, on the North margin of Avondale Circle (50' right-of-way), and the East margin of Hampton Street (50' right-of-way), the Point of Beginning, thence along the East margin of Hampton Street, North 13° 41' 04" West, 125.00 feet to the Southwest corner of Parcel ID 071-02-0-077.00; thence North 13° 41' 04" West, 75.57 feet to an iron pin at a fence corner at the Southwest corner of Parcel ID 071-02-0-078.00; thence, North 78° 50' 27" East, 140.09 feet to an iron pin at the West margin of a 10' alley; thence, following the alley, South 13° 38' 00" East, 75.00 feet to a point; thence, South 13° 38' 00" East, 127.40 feet to a point on the North margin of Avondale Road; thence, following the North margin, South 79° 35' 33" West, 140.00 feet to the Point of Beginning.

Being a portion of the same property conveyed to Hampton Street Property LLC, a Tennessee limited liability company, by Special Warranty Deed from Sai Ram Krupa, LLC, a Tennessee limited liability company, of record in Instrument No. 20230206-0008242, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, D. Grant Luiken 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 July 29, 2024.

7-29-2024
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of July 2024, personally appeared before me, Allison J. Bolton, a notary public for this county and state, D. Grant Luiken, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ALLISON JANE BOLTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: September 7, 2026