Karen Johnson Davidson County
Batch# 1173033 DEEDQC
08/21/2024 02:39:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240821-0064364

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
TRUITT ELLIS, et al. 102 Woodmont Blvd., Suite 200 Nashville, TN 37205	SAME	Map and Parcel: 106-07-0-027.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **710 HILL PARTNERS, GP,** a Tennessee general partnership, and **RIVERSIDE PARK, GP**, a Tennessee general partnership (the "Grantors"), have bargained and sold, and by these presents do transfer, quitclaim and convey unto **TRUITT ELLIS, as to a thirty-three and one-third percent (33 1/3%) undivided interest; BAURLE PROPERTIES, GP, a Tennessee general partnership, as to a thirty-three and one-third percent (33 1/3%) undivided interest; and RIVERSIDE PARK, GP, a Tennessee general partnership, as to a thirty-three and one-third percent (33 1/3%) undivided interest, all as tenants in common** (the "Grantees"), their heirs, successors, and assigns all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument effective as of August 19, 2024.

GRANTORS:

710 HILL PARTNERS, GP, a Tennessee general partnership

By: _____
TRUITT ELLIS

Title: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared TRUITT ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of 710 HILL PARTNERS, GP, a Tennessee general partnership, the within named bargainor, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership in his capacity as Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 16th day of August, 2024.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

_____
Notary Public

My Commission Expires: 11/3/2025

RIVERSIDE PARK GP, a Tennessee general partnership

By: _____
TONY HARRIS

Title: Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public, personally appeared TONY HARRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of RIVERSIDE PARK, GP, a Tennessee general partnership, the within named bargainor, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership in his capacity as Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19TH day of August, 2024.

BETTIE JANE WINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2025

_____
Notary Public

My Commission Expires: 11/3/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn before me this 19th day of August, 2024.

LANCE B. MAYES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: 6-5-26

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Greystone Motel and Trailer Park of record in Plat Book 4955, Page 44, 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 to 710 Hill Partners, a Tennessee general partners, and Riverside Park, GP, a Tennessee general partnership, by Special Warranty Deed of record in record in Instrument No. 20211006-0134096, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 August 19, 2024 (date of document).

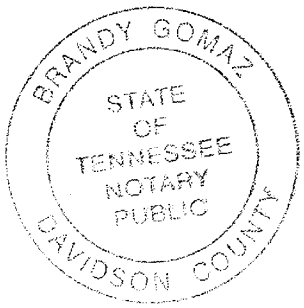
Patrick S. Bennett
Affiant Signature

August 21, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of August, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25