Karen Johnson Davidson County
Batch# 1176050 DEEDQC
08/30/2024 02:51:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240830-0067124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel Nos. 129-08-0-005.00
129-08-0-006.00
129-08-0-007.00
129-08-0-008.00 &
129-08-0-142.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 30 Day of August, 2024

Notary Public

My Commission Expires: 5/9/2026

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW, Ortale Kelley Law Firm**
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Sabrosa Holdings, LLC	**"OWNER"**
(Name)	(Name)
3212 West End Avenue, Ste. 403	
(Street Address)	(Street Address)
Nashville, TN 37203	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Michael D. Shmerling** and **Sabrosa Holdings, LLC,** a Tennessee Limited Liability Company (as successor by conversion to **Woodlawn Danish Properties, G.P.**, a Tennessee General Partnership) hereinafter called the **"Grantors"**, do hereby quitclaim and convey, all of their respective right, title and interest to, **Sabrosa Holdings, LLC**, a Tennessee Limited Liability Company, hereinafter called the **"Grantee"**, its successors and assigns, certain tracts or parcel of improved property located in Nashville, Davidson County, Tennessee, and more fully described according to the legal descriptions contained on Exhibit "A" attached hereto and made a part hereof.

The subject parcels are not now nor ever have been the principal place of residence of the Grantor

This conveyance is subject to any and all easements and setback lines and restrictive covenants, if any, of record.

Witness this __30__Day of August, 2024.

Michael D. Shmerling

Sabrosa Holdings, LLC, a Tennessee Limited Liability Company (as successor by conversion to **Woodlawn Danish Properties, G.P.**, a Tennessee General Partnership)

By: _____
Michael D. Shmerling, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael D. Shmerling, the within bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this _30__day of August, 2024.

My Commission Expires: 5/9/2026

Notary Public



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of **Sabrosa Holdings, LLC,** a Tennessee Limited Liability Company (as successor by conversion to **Woodlawn Danish Properties, G.P.**, a Tennessee General Partnership), the within named bargainor, and that he as said President, executed the foregoing instrument for the purposes therein contained, by signing the name of and **Sabrosa Holdings, LLC,** a Tennessee Limited Liability Company (as successor by conversion to **Woodlawn Danish Properties, G.P.**, a Tennessee General Partnership), by himself, as said President.

Witness my hand and seal, at Nashville, Tennessee, this __30__day of August, 2024.

My Commission Expires: 5/9/2026

Notary Public

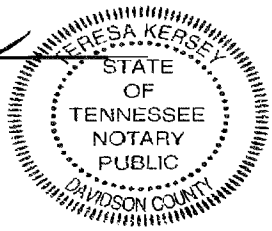


Exhibit "A"

6214 Harding Road, Nashville, TN 37205
LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of West Meade Farms, Inc., Section 1, of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Michael D. Shmerling by Warranty Deed from Robert R. Henderson, unmarried, of record in Instrument No. 20050518-0056285, Register's Office for Davidson County, Tennessee.

6218 Harding Pike, Nashville, TN 37205
A tract or parcel of land located in Nashville, Davidson County, Tennessee, and being Lot No. 3 on the Plan of West Meade Farms, Inc., Section 1, of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Included in the above description but specifically excluded from this conveyance is a tract of land conveyed to the State of Tennessee in the right-of-way Deed of record in Book 2708, page 277, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Michael D. Shmerling, married, by Quitclaim Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership, of record in Instrument No. 20100719-0056062, Register's Office for Davidson County, Tennessee.

6210 Harding Pike, Nashville, TN 37205
LAND in Davidson County, Tennessee, being Lot No. 1 and Reserve Parcel "A" on the Plan of Resubdivision of Lot No. 1 on the Plan of West Meade Farms, Inc., Section One, as of record in Plat Book 5800, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Michael D. Shmerling, married, by Warranty Deed from Scott P. Burns and wife, Meredith M. Burns, of record in Instrument No. 20100716-0055942, Register's Office for Davidson County, Tennessee.

6222 Harding Pike, a/k/a 100 Brook Hollow Road, Nashville, TN 37205

LAND in Davidson County, Tennessee, being Part of Lot No. 4 on the Plan of West Meade Farms, Inc., Section 1, as of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, and described according to a survey made by John Kohl & Company, dated December 31, 1981, as follows:

BEGINNING at an iron pin set in a wall in the northerly margin of Harding Road, as widened, said pin being in the common line between Lots 3 and 4 on said plan; thence, with the margin of said road, as widened, South 55 degrees 39 minutes 48 seconds West 264.5 feet to an iron pin in the easterly margin of Brook Hollow Road; thence, with the margin of Brook Hollow Road, North 34 degrees 22 minutes 12 seconds West 564.3 feet to an iron pin at the corner of Lot 1 on the Plan of the Resubdivision of Lot 5, West Meade Farms, Inc., of record in Book 5210, page 206, Register's Office for Davidson County, Tennessee; thence, with the line between said two lots North 55 degrees 39 minutes 48 seconds East 264.5 feet to an iron pin at the corner of Lot 3; thence, with the dividing line between Lots 3 and 4 South 34 degrees 22 minutes 12 seconds East 564.3 feet to the point of beginning.

Being the same property conveyed to Woodlawn Danish Properties, G.P., a Tennessee general partnership, by Warranty Deed from Amanda C. Schoen, Executrix of the Estate of Kenneth B. Schoen, of record in Instrument No. 20121113-0104543, Register's Office for Davidson County, Tennessee. The said Woodlawn Danish Properties, G.P., a Tennessee general partnership, having been converted to Sabrosa Holdings, LLC, a Tennessee Limited Liability Company, by the Acknowledgment of Conversion and Certificate of Conversion of record in Instrument no. 20170918-0094875, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 30, 20 24.

Affiant Signature

August 30, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of August, 20 24.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025