BOX 10-B

Karen Johnson
Batch # 1176448
09/03/2024 03:06:42 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240903-0067777

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Sept, 2024.

Notary Public

MY COMMISSION EXPIRES: **March 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
510 FOUNDATION	**SAME**	**061-14-0-061.00**
(NAME) **510 WOODLAND STREET** **ATTN: FINANCE DEPT.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **510 FOUNDATION, A TENNESSEE NON-PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the map of Locust Grove Estates, of record in Book 1424, page 11, Register's Office for said County.

Said Lot No. 42 fronts 60 feet on the north side of Horseshoe Drive, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, from Peggy Finn Carter, unmarried, by warranty deed dated June 17, 2020, of record in Instrument No. 20200625-0068550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 1424, Page 11 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1061 HORSESHOE DRIVE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 27th day of August, 2024.

COORDINATION PLUS, LLC
A Tennessee Limited Liability Company

Virginia N. Pitts

BY: VIRGINIA N. PITTS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of **Coordination Plus, LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Coordination Plus, LLC,** by herself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2024.

My Commission expires: March 3, 2026

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON