Karen Johnson Davidson County
Batch # 1181148 DEEDQC
09/12/2024 02:43:31 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240912-0070503

THIS INSTRUMENT PREPARED BY:
Robert West
DBI Next LLC
1030 16th Avenue South, Suite 305
Nashville, TN 37212

ADDRESS NEW OWNER:
David B. Ingram
4417 Tyne Blvd.
Nashville, TN 37215

SEND TAX BILL TO:
SAME

MAP-PARCEL NO.:
103 16 0 122.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DBI-MBA Properties LLC,** a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **DAVID B. INGRAM**, an individual (the "Grantee"), his successors, heirs and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter, the "Property").

This is improved property located at 320 S. Wilson Blvd., Nashville, Davidson County, Tennessee 37205.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[*signature page follows*]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed effective as of the 10th day of September 2024.

GRANTOR:

DBI-MBA Properties LLC
a Tennessee limited liability company

By: _____
David B. Ingram, Sole Member and President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David B. Ingram, 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 Sole Member and President of **DBI-MBA Properties LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member and President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Sole Member and President.

Witness my hand and seal, this the 10th day of September 2024.

Karla L. Bryant
NOTARY PUBLIC

My Commission Expires
October 16, 2027

My Commission Expires:_____

KARLA L BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 10th day of September 2024.

Notary Public

My Commission Expires: My Commission Expires October 16, 2027

KARLA L BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot 2, Resubdivision / Partition Part of Lot 21, Block "L", On Map of Whitland Realty Company's Subdivision, as shown on plat of record in Instrument No. 20140224-0015400, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to DBI-MBA Properties LLC, a Tennessee limited liability company, by Warranty Deed from Tracey Lee Robinson, unmarried, dated September 19, 2022, and filed of record on September 20, 2022, as Instrument #20220920-0104520, in the Register's Office of Davidson County, Tennessee.