This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1182438 DEEDQC
09/17/2024 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071902

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1010 West Eastland Trust P.O. Box 60865 Nashville, TN 37206	Same	083 05 0 442.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, 1114 Ordway, LLC, a Tennessee limited liability company, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of Grantor's rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Ashlee Hope Browning, as Trustee of the 1010 West Eastland Trust, its successors and assigns.

The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 6 & 7 in Block "F", on the Plan of East Wood Addition, Dr. E.T. Brown, Resubdivision of the Stratton and Seymour and L. T. Baxter Lands, of record in Plat Book 332, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1114 Ordway, LLC, a Tennessee limited liability company, from Daniel Z. Heller by Quitclaim Deed, instrument number 20240516-0036346 of record in the Davidson County Register of Deeds Office.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 17th day of September, 2024.

Affiant

Notary Public My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 1010 West Eastland Ave., Nashville, Tennessee 37206.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 17th day of September, 2024.

GRANTOR:

1114 Ordway, LLC,
a Tennessee limited liability company

By:
Daniel Z. Heller, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Z. Heller as Authorized Agent for 1114 Ordway, LLC, a Tennessee limited liability company, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument in such capacity for the purposes therein contained.

WITNESS my hand and seal, at office, this the 17th day of September, 2024.

Notary Public My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 September 17, 2024.

Date: 09/17/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on September 17, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027