Karen Johnson Davidson County
Batch# 1183512 DEEDQC
09/19/2024 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240919-0072585

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Matthew Hoiles 4303 GALLATIN PIKE SUITE 103 NASHVILLE, TN 37216	New Owner	071-15-0Y-004.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lischey Avenue Partners, GP, a Tennessee general partnership,** by these presents does hereby quitclaim and convey unto **Matthew Hoiles,** his/her/their/its heirs, successors and assigns, all his/her/their/its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 4, as established by Declaration for Starlet East Townhomes, a Horizontal Property Regime, of record as Instrument Number 20220419-0045221, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lischey Avenue Partners LLC, a Tennessee limited liability company by Special Warranty Deed from Amon Ringemann, an individual of record in Instrument Number 20210616-0081660, Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021.

Being also known as 1233 D Lischey Avenue, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
19th day of September 2024.

Affiant

My commission expires: 3-3-25
(Affix Seal)

Notary Public

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of September, 2024.

Lischey Avenue Partners, GP, a Tennessee general partnership

By: BMH, GP, a Tennessee general partnership, Managing Partner of Lischey Avenue Partners, GP

By: _____
Matthew Hoiles, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Hoiles, 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 BMH, GP, a Tennessee general partnership, which is the Managing Partner of Lischey Avenue Partners, GP, a Tennessee general partnership, and that he, acting in such capacity and authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 19th day of September, 2024.

_____
Notary Public

My Commission Expires: 1.3.26

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 18, 2024.

Affiant Signature

Date: September 18, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2024.

Notary's Signature

My commission expires: 1/24/2028

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028