This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23006C-AP

Karen Johnson Davidson County
Batch# 1186469 DEEDQC
09/25/2024 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240925-0074439

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 23rd day of September 2024.

Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Assets, LLC 4134 Fenton Street Denver, CO 80212	New Owner	71-7-96.00 71-7-250.00 71-7-114.00 71-7-251.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Brent John Metz, an unmarried man** ("Grantor") do/does hereby quitclaim and convey unto **Nashville Assets, LLC, a Colorado limited liability company** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

210 Duke St:

Land in Davidson County, Tennessee, being all of Lot No. 1, The Resubdivision of Lots No. 72 and 43, J.B. Haynies Oriental Subd., according to survey and plat of same appearing of record in Plat Book 6250, page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

210 C Duke St:

Land in Davidson County, Tennessee, being all of Lot No. 2, The Resubdivision of Lots No. 72 and 43, J.B. Haynies Oriental Subd., according to survey and plat of same appearing of record in Plat Book 6250, page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

215 A Prince St:

Land in Davidson County, Tennessee, being all of Lot No. 4, The Resubdivision of Lots 3 & 4 of the Resubdivision of Lots No. 72 and 43, J.B. Haynies Oriental Subd., according to survey and plat of same appearing of record in Plat Book 6200, page 159, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

215 C Prince St:

Land in Davidson County, Tennessee, being all of Lot No. 3, The Resubdivision of Lots 3 & 4 of the Resubdivision of Lots No. 72 and 43, J.B. Haynies Oriental Subd., according to survey and plat of same appearing of record in Plat Book 6200, page 159, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Brent John Metz and unmarried man by Warranty Deed from Richard W. Shaffer Jr., Trustee of the Irrevocable Trust of Richard W. Shaffer, Jr. and Marcia D. Shaffer as amended and restated on June 20, 2018, dated August 12, 2024, recorded August 14, 2024, of record in Instrument No. 20240814-0062134, Register's Office for Davidson County, Tennessee.

This is improved property located at: **210 & 210C Duke Street & 215 A and 215C Prince St., Nashville, TN 37207**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 2024.

GRANTOR:

Brent John Metz
Signed with Stavvy

Brent John Metz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Online Notary Public of the State and County aforesaid, personally appeared, through audio and video communication, Brent John Metz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of September, 2024.

Charles D Lightsey
Signed with Stavvy

Notary Public
My Commission expires: 3/ 3/2026

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **9-23-2024**.

Affiant Signature — Date: **9-23-2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9-23-2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

