Karen Johnson Davidson County
Batch # 1187760 DEEDQC
09/30/2024 01:49:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240930-0075598

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Secal Group 301 S. Perimeter Park Dr., Ste. 100 Nashville, TN 37211	SAME	Portion of of 091-04-0-026

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 30th day of September, 2024, between The Secal Group, LLC, a Limited Liability Company("Grantor"), and The Secal Group, LLC, a Limited Liability Company ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

BEING LAND LOCATED IN METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE, A PORTION OF TAX MAP 09104, PARCELS 100, 200, 9000 CO AND BEING PROPERTY OF SECAL GROUP LLC OF RECORD IN INSTRU. NO. 20230724 0056963 AND O.I.C.38th AVE. HOMES OF RECORD IN INSTRU. NO. 20231016 0081011, AND BEING LOT 15 ON THE PLAN OF GEORGE I. WADDEEY'S STATE NORMAL SUBDIVISION, NOT OF RECORD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN NEW IN THE EASTERLY RIGHT-OF-WAY OF 38TH AVE. N. AND BEING A COMMON CORNER WITH SAID LOT 14, THENCE S 73 DEG. 50' 05" W, 170.00' TO AN IRON PIN NEW IN THE WESTERLY RIGHT-OF-WAY OF ALLEY NO. 1155, THENCE, S 11 DEG. 34' 30" E, 50.00' TO AN IRON PIN OLD AND COMMON CORNER WITH LOT 16 SAID SUBDIVISION, PROPERTY OF O.I.C. ELEVEN TWENTYTWO 38TH AVE. OF RECORD IN INSTRU. NO. 20230228 0014264, THENCE, N 73 DEG. 50' 05" E, 170.00 TO AN IRON PIN OLD IN THE EASTERLY RIGHT-OF-WAY OF 38th AVE. N., THENCE, N 11 DEG. 34' 30" W, 50.00' TO THE POINT OF BEGINNING AND CONTAINNING 8,473 SQ. FT., OR 0.195 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE SECAL GROUP, LLC, A LIMITED LIABILITY COMPANY, BY SPECIAL/LIMITED WARRANTY DEED FROM THOMAS B. DONNELL, OF RECORDING IN INSTRUMENT nO. 20230724-0056963, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: **1126C 38th Avenue, Nashville, Tennessee 37209**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

The Secal Group, LLC

BY: _____(L.S.)
Keith Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Keith Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of The Secal Group, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as president (or other authorized officer).

Witness my hand and seal, at office in Davidson County, Tennessee, this 30th of September, 2024.

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/26

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 30th day of September, 2024.

TAYLOR EZELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/08/2025 DAVIDSON COUNTY

_____
Notary Public
My commission expires: September 8, 2025