Karen Johnson Davidson County
Batch# 1189877 DEEDQC
10/04/2024 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241004-0077164

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Martin E. Gilmore, Jr., Affiant

Subscribed and sworn to before me this
1st day of October, 2024.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Martin E. Gilmore, Jr. PO Box 40743 Nashville, TN 37204	Same	105-16-138 105-16-139

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Utopia Partners, L.P.**, a Tennessee Limited Partnership, the "**Grantor**", does hereby convey and quitclaim unto **Martin E. Gilmore, Jr.**, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 1st day of October, 2024.

UTOPIA PARTNERS, L.P.

By: _____
Martin Gilmore, General Partner

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Martin Gilmore (aka Martin E. Gilmore, Jr.), 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 General Partner of Utopia Partners, L.P., the within named limited partnership and bargainor, and he as General Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as General Partner.

WITNESS my hand and official seal at office, this 1st day of October, 2024.

_____
Notary Public

My Commission Expires: 05/05/2025

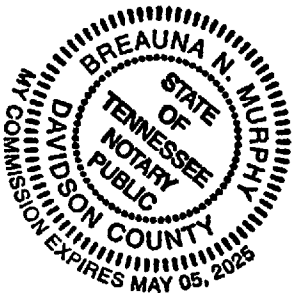


EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 38, 39, AND 40 ON THE PLAN OF CORINE PLACE OF RECORD IN BOOK 332, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS ADJOIN AND FRONT TOGETHER 50 FEET EACH ON THE EAST SIDE OF UTOPIA STREET OR AVENUE AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

Being the same property conveyed to Utopia Partners, L.P., a Tennessee Limited Partnership, by Warranty Deed from Margie Cunningham, an unmarried widow, of record in Book 9103, page 376 dated September 30, 1993, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 2140 and 2142 Utopia Avenue, Nashville, TN 37211.

This legal description is the same as from the previous deed of record

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 October 1, 2024 (date of document).

Affiant Signature

10/3/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

