Karen Johnson Davidson County
Batch# 1190638 DEEDQC
10/07/2024 08:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241007-0077468

QUITCLAIM DEED

LISA FARRIS TENNESSEE NOTARY PUBLIC My Comm Exp. July 18 2028 COUNTY OF ROBERTSON	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 04 day of October 2024. Notary Public My commission expires: 07-18-2028

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron R. Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Richmond Bend, LLC 2206 21st Avenue South, #200 Nashville, Tennessee 37212	New Owner	082-08-0-119.00 082-08-0-103.00

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

FOR AND IN CONSIDERATION of the sum of $0.00, Core Holdings, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto Richmond Bend LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is unimproved property known as 930 McFerrin Avenue and 907 West Eastland Avenue, Nashville, Tennessee 37206.

The purpose of this Quitclaim Deed is to consolidate the above referenced tax parcels into a single tax parcel.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 01 day of October 2024.

CORE HOLDINGS LLC,
a Tennessee limit liability company

By: _____

Name: Mark Deutschmann

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Deutschmann, 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 President of Core Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that as such President of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Mark Deutschmann, President of Core Holdings, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1 day of October 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3/21/28

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Exhibit A

Legal Description

TRACT I:

A tract or parcel of land in Davidson County, State of Tennessee, herein described as follows, to-wit:

Beginning at a point in the Northerly margin of West Eastland Avenue, formerly Cleveland Street, at the Southwest corner of Lot No. 14 on the Plan of Richmond Subdivision, of record in Book 974, Page 19, at the Register's Office of Davidson County, Tennessee; then along the Westerly line of said lot and continuing with same, if extended, North 04° 10' 00" East, 270.50 feet to a point; then North 06° 45' 00' West, 60 feet to a point which is the Northeast corner of the property conveyed to L. H. Myers by deed of record in Book 2746, Page 332, at the Register's Office of Davidson County, Tennessee,; then Southerly parallel to Myer's Easterly line, South 04° 10' 00" West, 270.50 feet to a point in the Northerly margin of West Eastland Avenue; then with the margin of the same Easterly 60 feet to the beginning.

TRACT 2:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set on the Westerly right-of-way line of McFerrin Avenue, 48 feet in width and a corner common with Nashville Trust Company's Subdivision of the A.W. Shryer's property, as of record in Plat Book 843, Page 25, at the Register's Office of Davidson County, Tennessee;

Thence with the Westerly right-of-way line of McFerrin Avenue, South 06° 20' 00" West, 76.50 feet to an existing iron rod at a corner common with Jack L. Cook as of record in Deed Book 9722, Page 472, at the Register's Office of Davidson County, Tennessee;

Thence South 05° 10' 50" West, 66.00 feet to an existing iron rod on the Northerly property line of Richmond Subdivision, as of record in Plat Book 974, Page 19, at the Register's Office of Davidson County, Tennessee;

Thence with the Northerly property line of Richmond Subdivision, north 82° 11' 14" West, 436.18 feet to an existing monument;

Thence North 82° 05' 27" West, 100.19 feet to an iron rod set on the Easterly property line of Marlon S. Dember, as of record in Deed Book 10280, Page 451, at the Register's Office of Davidson County, Tennessee;

Thence with the Easterly property line of Marlon S. Dember, North 07° 46' 26" East, 140.49 feet to an existing iron rod on the Southerly property line of said Nashville Trust Company's Subdivision of A. W. Shryer's property;

Thence with the Southerly property line of said Nashville Trust Company's Subdivision of A. W. Shryer's property, South 82° 02' 27" East, 496.07 feet to an iron rod set;

Thence South 85° 55' 02" East, 251.25 feet to the point of beginning.

Being the same property conveyed to Core Holdings, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument 20210805-0105188, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Lisa Farris, 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 10-04-2024.

Date

Lisa Farris

Affiant Signature

10-04-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of October, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202410070077468