THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Keith Street Partners, LLC
767 Alloway Street
Nashville, TN 37203

Send Tax Bill to:
New Owner

Map/Parcel Number
094-13-0 023.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 17 day of September, 2024.

Michelle Martin
Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9.21.26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Chris Buckner and Angela Buckner, husband and wife,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **KEITH STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as **10 Keith St. Nashville, TN 37210**

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17 day of September, 2024.

Chris Buckner

Angela Buckner

Karen Johnson Davidson County
Batch # 1194684 DEEDQC
10/17/2024 09:42:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20241017-0080505

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chris Buckner and Angela Buckner,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of September, 2024.

My commission expires: 9.21.26

Michelle Martin
Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

BEING LOT 11 OF BLOCK K ON THE MAP SHOWING WIDENING OF ALLEY IN BLOCKS J, K, AND L, HERMITAGE ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 108, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
10 KEITH STREET
PARCEL ID: 09413002300
15TH COUNCILMANIC DISTRICT - NASHVILLE - DAVIDSON COUNTY, TENNESSEE

BEGINNING ON AN IRON ROD SET ON THE NORTHEASTERLY CORNER RIGHT OF WAY INTERSECTION OF KEITH STREET AND LITTLE GREEN STREET, SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF HEREON DESCRIBED PROPERTY:
THENCE, NORTHERLY WITH THE EAST RIGHT OF WAY OF KEITH STREET, NORTH 05 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 99.00 FEET TO AN IRON ROD SET AT CORNER OF LOTS 11 AND 10;

THENCE, EASTERLY WITH THE SOUTH LINE OF LOT 10, SOUTH 83 DEGREES 02 MINUTES 21 SECONDS EAST, A DISTANCE OF 150.00 FEET TO AN IRON ROD SET ON WESTERLY MARGIN OF ALLEY NO. 704;

THENCE, WITH THE ALLEY, SOUTH 05 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 25.87 FEET TO AN IRON ROD SET ON THE NORTHERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED LITTLE GREEN STREET;

THENCE, WITH THE RIGHT OF WAY OF LITTLE GREEN STREET ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 165.73, THE RADIUS BEING 2,438.69, AND THE CHORD BEING SOUTH 70 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 165.70 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.22 ACRES, MORE OR LESS.

Being the same property conveyed to Chris Buckner and Angela Buckner, husband and wife from Pittman Investments, LLC, by Warranty Deed dated September 10th, 2024 of record in Instrument No. 20240910-0069812, Register's Office for Davidson County, Tennessee.

CEB