Karen Johnson Davidson County
Batch # 1197623 DEEDQC
10/24/2024 11:15:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241024-0082712

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Germantown Partners, LLC 1 Vantage Way, Ste C-150 Nashville, TN 37228	Same	082-09-0-307.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 404 Madison Street, LLC, a Tennessee limited liability company ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Germantown Partners, LLC, a Tennessee limited liability company ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 1 as shown on the Plan of Resubdivision of Parcels 306, 307 and 312; Tax Map 82-09, part of Lots 47, 48 and 49, D. T. McGavocks 1st Addition, of record in Plat Book 7900, Page 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to 404 Madison Street, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Constance Lee Wise Shelley Hill, Trustee of Revocable Trust of Constance Lee Wise Shelley Hill, dated May 18, 2022, of record in Instrument No. 20220525-0060344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is unimproved property identified as 404 Madison Street, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the _____ day of October, 2024.

404 Madison Street, LLC

By: _____
Andree Lequire, Member

By: _____
Scott Chambers, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andree Lequire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of 404 Madison Street, LLC, a Tennessee limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 17th day of October, 2024.

ROBERT NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public

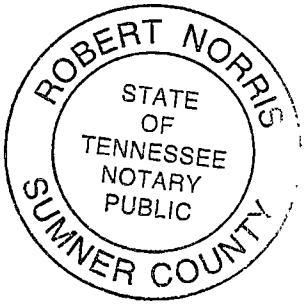
My Commission Expires August 19, 2025

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of 404 Madison Street, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 17th day of October, 2024.



Notary Public

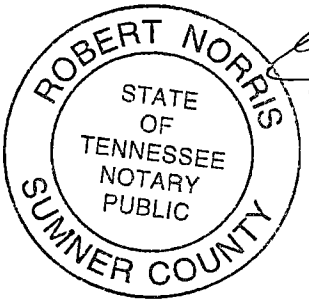
My Commission Expires August 19, 2025

My commission expires: _____

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Andree Lequire

Sworn and subscribed to before me this 17th day of October, 2024.



Notary Public

My Commission Expires August 19, 2025

My Commission Expires: _____