Name and Address of New Owner:
Twenty, LLC
124 South 17th Street
Nashville, TN 37206

Send Tax Bills To:
Twenty, LLC
124 South 17th Street
Nashville, TN 37206

This Instrument Prepared By:
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 081-16-0-727.00

Karen Johnson Davidson County
Batch# 1199216 DEEDQC
10/31/2024 07:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0083871

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marian Andreescu, unmarried,** "the Grantor," conveys and quitclaims unto **Twenty, LLC, a Tennessee limited liability company,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 44, Block C, on the Map of Bransford Realty Company's Subdivision of the North Hill Tract, of record in Book 421, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.
>
> Said Lot fronts 35 feet on the southerly side of Locklayer Street and runs back between parallel lines, 100 feet, more or less, to an alley.
>
> Being the same property conveyed to Marian Andreescu by Warranty Deed from Lisa Brown d/b/a Fam Night of record in Instrument Number 20230823-0065977, in the Register's Office for Davidson County, Tennessee, dated August 21, 2023 and recorded on August 23, 2023.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of October, 2024.

MARIAN ANDREESCU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of October, 2024, before me personally appeared Marian Andreescu, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of October, 2024.

Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25 day of October, 2024.

Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 10/25/2024.

Date

Affiant Signature

10/29/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of October, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)