This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1199577 DEEDQC
10/31/2024 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084478

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mignon L. Francois **1213 6th Ave N** **Nashville, TN 37208**	**082-13-0-193.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MINKY & FLOSSIE, LLC, at Tennessee limited liability company** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **MIGNON L. FRANCOIS** (hereinafter "Grantee"), her heirs, successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the southerly ½ lot of No. 104 on the Plan of D.T. McGavock's First Addition to Nashville of record in Plat Book 10, Page(s) 606 through 609, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to MINKY & FLOSSIE, LLC, a Tennessee limited liability company, by deed from MIGNON L. FRANCOIS of record in Instrument No. 20180201-0010586 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1213 6th Ave N, Nashville, Davidson County, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 25TH day of OCTOBER, 2024.

GRANTOR:
MINKY & FLOSSIE, LLC

Mignon Francois, President
MIGNON L. FRANCOIS, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **MIGNON L. FRANCOIS**, in her capacity as president of MINKY & FLOSSIE, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25TH day of OCTOBER, 2024.

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

NOTARY PUBLIC
My Commission Expires: 5/3/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 25TH day of OCTOBER, 2024.

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

NOTARY PUBLIC
My Commission Expires: 5/3/2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 25 2024 (date of document).

Affiant Signature

10-29-~~25~~ 24
Date KJR

STATE OF TENNESSEE

COUNTY OF Davidson

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

Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY