QUITCLAIM DEED

J-FBR-24-2301

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 7 DAY OF Nov, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Metro Holdings, LLC	**Same as New Owner**	
(NAME)	(NAME)	
3000 Meridian Blvd., Ste. 160		**081 06 0 450.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERMINUS CAPITAL INVESTING LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property of record in Plat Book 2, Page 49, in the Chancery Court 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 Terminus Capital Investing LLC, a Tennessee limited liability company of record in Instrument No. 20241112-0087716, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2301 St Louis Street, Nashville, Tennessee 37208**.

Karen Johnson
Batch # 1203263
11/12/2024 12:00:18 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241112-0087717

Witness my/our hand(s) this the 7th day of November, 2024.

Terminus Capital Investing LLC

BY: _____
Patrick Miller
Manager

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford (ML)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of TERMINUS CAPITAL INVESTING LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of November, 2024.

_____
Notary Public
My Commission Expires: 11/22/2025
(SEAL)

MERISSA L. LEAVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/22/2025
COUNTY OF RUTHERFORD

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212