This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 1205170 DEEDQC
11/14/2024 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241114-0088605

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Vied
Affiant

Subscribed and sworn to before me, this the 13 day of November, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TN Real Estate Enterprise LLC 2049 Pebble Brook Dr. Ashland City, TN 37015	New Owner	08004009500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **TN Auto Sale, Inc., a Tennessee Corporation,** ("Grantor") do hereby quitclaim and convey unto, **TN Real Estate Enterprise LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning in the center of the Old Hydes Ferry Pike at the northwest corner of the property conveyed to T.E. Howse and wife, by deed from George B. Graves and wife, of record in Book 2135, Page 290, Register's Office for said County; thence with Howse's northerly line north 55 degrees east 400 feet, more or less, to the corner of Lots Nos. 3 and 4 as shown on the plan of Northside Addition, Section 2, as of record in Book 2330, Page 121, said Register's Office; thence with the southwesterly line of Lot No. 3 northwesterly 168 feet; thence south 60 degrees west 400 feet, more or less, to the center of said Pike; thence with the center of said Pike south 32 degrees east 165 feet to the beginning.

Being the same property conveyed to TN Auto Sale, Inc., a Tennessee Corporation, by Warranty Deed from Jean P. Elliot, unmarried, of record in Instrument No. 20140717-0063454, Register's Office for Davidson County, Tennessee, dated July 9th, 2014 and recorded July 17th, 2014.

This is **improved** property located at: **3006 Hydes Ferry Road, Nashville, TN 37218.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2024.

GRANTOR:

TN Auto Sale, Inc.

Arman Hasuri, Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Arman Hasuri, Director of TN Auto Sale, Inc.,** 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of November, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/13/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/13/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of November, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

