Karen Johnson
Batch # 1208183
11/25/2024 09:55:45 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241125-0091843

PREPARED BY AND RETURN TO:
M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
2nd Avenue Properties LLC 730 Pendragon Court Franklin TN 37067	New Owner

TAX MAP - PARCEL NUMBERS: 105 03 0 120.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Music City Developers, LLC, a Tennessee limited liability company,** has this day does hereby quitclaim and convey unto **2nd Avenue Properties, LLC, a Delaware limited liability company,** their successors and assigns, all of our right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the Southerly 45 feet of Lot No. 1, on the plan of N.P. Corbitt's Property of record in Plat Book 1, page 41, in the Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1 fronts 45 feet on the easterly side of Second Avenue South, formerly Market Street and runs back between parallel lines, with the northerly margin of Chestnut Street, formerly South Franklin Street, 180 feet to an alley.

Being the same property conveyed to Music City Developers, LLC, by Quitclaim Deed from 2nd Avenue Properties, LLC, dated June 11, 2019, recorded June 14, 2019, of record in Instrument No. 20190614-0057172, Register's Office for Davidson County, Tennessee.

This property known as: 1124 2nd Avenue South Nashville TN 37210

WITNESS MY HAND on this the 22 day of November 2024.

Music City Developers, LLC

By: _____
Joel Kochanski, Member

By: _____
Abhishek R Annam, Member

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Joel Kochanski and Abhishek R Annam**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged themselves to be the Members of Music City Developers, LLC, and that as such Members being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 22 day of November 2024.

My commission expires: _____

Notary Public (Seal)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-21-2028

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 22 day of November 2024.

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 22 day of November 2024.

My commission expires: _____

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-21-2028