# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1208738 DEEDQC
11/27/2024 08:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241127-0092731

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 25th DAY OF ~~OCTOBER~~ November, 2024.

Notary Public
My Commission Expires: 2/17/27

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Hollingshead Title & Escrow
1720 West End Avenue, Suite 403
Nashville, TN 37203
File No. 231024

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Guerrier Development, LLC<br>109 Westpark Drive, Suite 120<br>Brentwood, TN 37027 | SAME | 07107007800; 07107007900 and 07107008000 |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NOIR WEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Tract 1: 111 West Trinity Lane, Nashville, Tennessee 37207 (Map/Parcel No. 07107007800)

BEING Lot No. 5 on the Map of Section 1, Linda Jacob Subdivision, as of record in Book 2083, Page 7, Register's Office for said County. Said Lot No. 5 fronts 60 feet on the north side of West Trinity Lane and runs back between parallel lines 166.7 feet to a dead line.

THERE IS EXCEPTED from the above described property and from this conveyance that certain property vested in The Metropolitan Government of Nashville and Davidson County, in fee simple, by Final Order of record in Book 11416, Page 625, in the Register's Office for Davidson County, Tennessee.

Tract 2: 113 West Trinity Lane, Nashville, Tennessee 37207 (Map/Parcel No. 07107007900)

BEING Lot No. 6 on the Map of Section 1, Linda Jacob Subdivision, as of record in Book 2083, Page 7, Register's Office for said County. Said Lot No. 6 fronts 60 feet on the northerly side of West Trinity Lane and runs back between parallel lines 166.7 feet to a dead line.

THERE IS EXCEPTED from the above described property and from this conveyance that certain property vested in The Metropolitan Government of Nashville and Davidson County, in fee simple, by Final Order of record in Book 11416, Page 625, in the Register's Office for Davidson County, Tennessee.

Tract 3: 115 West Trinity Lane, Nashville, Tennessee 37207 (Map/Parcel No. 07107008000)

BEING Lot No. 7 on the Map of Section 1, Linda Jacob Subdivision, as of record in Book 2083, Page 7, Register's Office for said County. Said Lot No. 7 fronts 60 feet on the north side of West Trinity Lane and runs back between parallel lines 166.7 feet to
a dead line.

THERE IS EXCEPTED from the above described property and from this conveyance that certain property conveyed to The Metropolitan Government of Nashville and Davidson County by Warranty Deed of record in Book 6034, Page 455, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Noir West, LLC, a Tennessee limited liability company from Fred W. Hahn, Jr. by Warranty Deed dated August 8, 2022, recorded on August 10, 2022, of record in Instrument No. 20220810-0090868, Register's Office for Davidson County, Tennessee.

**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 provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance has been requested nor is any being provided.**

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as: 111, 113 and 115 West Trinity Lane, Nashville, TN 37207.

*[SIGNATURE ON FOLLOWING PAGE]*

Witness my/our hand (s) this the 25th November day of ~~October~~, 2024.

NOIR WEST, LLC,
a Tennessee limited liability company

By: Elde Guerrier
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manger of Noir West, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained as Manager of Noir West, LLC.

Witness my hand and official seal, this the 25th November day of ~~October,~~ 2024.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/17/27

# Certificate of Authenticity

I, Kimberly Hollingshead, 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 11.26.2024.

Kimberly Hollingshead, Esq.

November 26, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of November, 2024.

Nichole Dowling
Notary Signature

My Commission Expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024