This Instrument Was Prepared By:
Joseph N Barker, Esq.
PO Box 23830
808 Broadway
Nashville, TN 37202

Send Tax Bills To
Nathaniel W Barker
PO Box 22951
Nashville, TN 37202

Map-Parcel Nos
Tract 1:
105 16 0/143
Tract 2:
118 08 0/184

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10 00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned Nathaniel W Barker, (hereinafter referred to as the "Grantor") hereby quitclaims the property described in attached Exhibit "A", which is hereby incorporated by reference as fully as though copied herein, (the "Property") unto Utopia Associates, LLC, a Tennessee limited liability company, (hereinafter referred to as the "Grantee") including all right, title, and interest in said Property

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22 day of January, 2024

Nathaniel W Barker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathaniel W. Barker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand, at office this the 22 day of January, 2024

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires November 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10 00.

Affiant

Subscribed and sworn to before me this
22 day of January, 2024

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: November 6, 2024

Karen Johnson
Batch # 1213653
12/10/2024 09 18 57 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241210-0095691

EXHIBIT "A"

Tract 1

Land in Davidson County, Tennessee being Lot No. 34 on the Map of Corrine Place of record in Plat Book 332, Page 1, 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 Horace Sullivan, Inc by warranty deed from Louis D Thompson and Wilma D Thompson of record in Instrument No 20141029-0099939 RODC, Tennessee As corrected by Instrument No. 20171117-0118481, said Register's Office
Being the same property conveyed to Grantor by Instrument No. 20171117-0118482

This is unimproved property, known as 2132 Utopia Ave , Nashville, TN 37211, RODC, Tennessee

Tract 2

Land in Davidson County, Tennessee being Lot No 83 on the Plan of Grandview Heights of record in Book 161, pages 14 & 15, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description Being the same property conveyed to McGinn Wilson Properties, G P. by quitclaim deed of record in Instrument No. 20071012-0121554 said Register's Office.

Being the same property conveyed to Grantor by Instrument No. 20071012-0121555, RODC, Tennessee

This is improved property known as 2512 Eugenia Ave., Nashville, TN 37211.