Karen Johnson
Batch # 1218216
12/19/2024 08:45 03 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241219-0098519

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whic.* *transfer is $-0-* *Affiant* *Sworn to and subscribed before me this 16th day of December, 2024* *Notary Public* *My commission expires: 6/18/28*

NICOLE LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-18-2028

QUITCLAIM DEED

Name and Address of New Owner:
NPDR Holdings, LLC
1516 E. North Street
Tampa, FL 33610

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
508 North 2nd Street Nashville, TN 37207	08211000700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID WILLIAM RUTLEDGE, MARRIED (PREVIOUSLY UNMARRIED), AND NATALIE SUNG AE PAK, MARRIED (PREVIOUSLY UNMARRIED)** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **NPDR HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 and the Northerly 20 feet of Lot No. 98, Harris Addition Edgefield, as of record in Book 21, Page 100, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Westerly margin of North 2nd Street, at the common corner of Lots 96 and 97; thence with the line between said lots, Westerly 136.96 feet, more or less, to the Easterly margin of an alley; thence with the same, South 6

degrees 16 minutes West 55.13 feet to a point at the beginning of a curve, thence around said curve, Southeasterly 23 43 feet to a point in the Northerly margin of an alley, thence with said alley, South 83 degrees 14 minutes East 121.81 feet to a point in the Westerly margin of North Second Street, thence with the same, North 6 degrees 59 minutes East 70 feet to the point of beginning

Being the same property conveyed to David William Rutledge, unmarried (now married) and Natalie Sung Ae Pak, unmarried (now married), from Kathryn Marcario, unmarried, by Deed dated July 24, 2020, Instrument Number 20200728-0082802, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 12/5/2024.

DAVID WILLIAM RUTLEDGE

NATALIE SUNG AE PAK

STATE OF FLORIDA]
COUNTY OF Orange **]**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **DAVID WILLIAM RUTLEDGE AND NATALIE SUNG AE PAK,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at 12/5/2024, the day and year first above written.

BRITTANY JONES
Notary Public - State of Florida
Commission # HH 480152
My Comm. Expires Jan 11, 2028
Bonded through National Notary Assn.

NOTARY PUBLIC
