Karen Johnson Davidson County
Batch# 1220856 DEEDQC
12/27/2024 11:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241227-0100438

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number:
609 Overton, LLC c/o MarketStreet Equities Co. 333 11th Ave South, Ste. 400 Nashville, Tennessee 37203	Same	Map 93-13, Parcel 124

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE URBAN VENTURE, LLC**, a Tennessee limited liability company ("Grantor"), hereby quitclaims and conveys to **609 OVERTON, LLC**, a Tennessee limited liability company, and its successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is improved property known as 609 Overton Street, Nashville, Davidson County, Tennessee, 37203.

Dated as of this 20th day of December, 2024, but effective as of January 1, 2024.

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

GRANTOR:

NASHVILLE URBAN VENTURE, LLC, a Tennessee limited liability company

BY: _____
NAME: JAMES S. TURNER, JR.
TITLE: MANAGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared JAMES S. TURNER, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Manager of Nashville Urban Venture, LLC, a Tennessee limited liability company; the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

Witness my hand and seal, at office, this 20th day of December, 2024.

MELISSA S PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Melissa S Phillips
Notary Public
My Commission Expires: 3-3-2026

(Signature page – Quitclaim Deed – Overton)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant (Representative of Grantee)

Subscribed and sworn to before me this 20 day of December, 2024.

Notary Public

My Commission Expires: 5-3-2027

VALERIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

(Signature page – Quitclaim Deed – Overton)

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot Nos. 6, 7, & 8, as shown on the map entitled Lunatic Asylum Property, of record in Book 21, Page 117, Register's Office for said County, being Lot Nos. 3 & 4 on the plan of P.A. Cartwright's unrecorded subdivision of said Lot Nos. 6, 7, & 8 described as follows:

Beginning on the southwest corner of Mansion and Overton Street; thence with the southerly margin of Mansion Street, westerly 75 feet to a point 75 feet east of the easterly margin of Magazine Street; thence southwardly and parallel with the easterly margin of Magazine Street, 132 feet to the northerly line of Lot No. 9 on said subdivision of the Lunatic Asylum Property; thence with said line, easterly 75 feet to the westerly margin of Overton Street; thence with said street, northerly 132 feet to the beginning.

Being the same property conveyed to Nashville Urban Venture, LLC, by quitclaim deed from C. Mark Carver, Trustee, of record in Instrument No. 20110614-0045483, dated June 8, 2011, in the Register's Office of Davidson County, Tennessee.

45317597.4

Tennessee Certification of Electronic Document

I, Emerald Videnoir, 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 December 20, 2024 (date of document).

Emerald Videnoir
Affiant Signature

December 27, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of December, 2024.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 9-7-2026

NOTARY'S SEAL

