QUITCLAIM DEED

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 31ST DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

JG-S-24-1537A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Sydney Gleaves	**Sydney Gleaves**	
(NAME)	(NAME)	**08111058600**
1537 A 12th Avenue North,	**1537 A 12th Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **G AND M PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SYDNEY GLEAVES, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being the northerly one-half and the southerly one-half of Lot No 173, on the Plan of D T McGavock's Addition, of record in Plat Book 21, Page 41, said Register's Office

Said Northerly one-half and southerly one-half front together 50 feet on the westerly side of 12th Avenue North (formerly Florence Street) and extends back between parallel lines 154 feet to an alley in the rear

Being the same property conveyed to G and M Properties, LLC, a Tennessee Limited Liability Company from JKJB, LLC, a Connecticut Limited Liability Company by Quitclaim Deed of record in Instrument No 20130926-0101087 in the Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1537 A 12th Avenue North, Nashville, Tennessee 37208**

Karen Johnson Davidson County
Batch # 1222887 **DEEDQC**
01/02/2025 03 15 18 PM 2 pgs
Fees $12 00 Taxes $0 00

20250102-0000383

Witness my/our hand(s) this the 31st day of December, 2024

G and M Properties, LLC

BY _____
John Thaxton Gleaves, III
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN THAXTON GLEAVES, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of G AND M PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 31st of December, 2024

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212