Karen Johnson Davidson County
Batch# 1223426 DEEDQC
01/06/2025 03:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250106-0001105

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:
Noble Park, LLC c/o MarketStreet Equities Co. 333 11th Ave South, Ste. 400 Nashville, Tennessee 37203	Same	09309034700

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, **THREE THIRTY THREE, LLC**, a Tennessee limited liability company ("Grantor"), hereby quitclaims and conveys to **NOBLE PARK, 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 unimproved property located on 11th Avenue South, Nashville, Davidson County, Tennessee, 37203.

Dated as of this 20th day of December, 2024, but effective as of January 1, 2025.

[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:

THREE THIRTY THREE, 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 Three Thirty Three, 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

_____
Notary Public
My Commission Expires: 3-3-2026

(Signature page – Quitclaim Deed – Noble Park)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Melissa S Phillips
Affiant (Representative of Grantee)

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

Valerie Campbell
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 – Noble Park)

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 2 of the Resubdivision of Lot 1 Nashville Urban Ventures – Section 1, of record in Instrument No. 20240315-0017964, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Three Thirty Three, LLC, by quitclaim deed from MarketStreet Equities Co., LLC, of record in Instrument No. 20181217-0122386, dated December 14, 2018, in the Register's Office of Davidson County, Tennessee.

45445695.1

Certificate of Authenticity

I, Lucretia Albert, 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

Lucretia Albert

Affiant Signature

12/23/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of December, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202501060001105