Box 14
37598-4

Karen Johnson Davidson County
Batch # 1224844 DEEDQC
01/09/2025 10:30:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250109-0001896

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Gregath-Good Real Estate, LLC
5001 Traceway Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
083-05-0-062.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned MUSIC CITY HOLDINGS, LLC, a Texas limited liability company, hereinafter called the Grantor, by these presents does transfer and quitclaim unto GREGATH-GOOD REAL ESTATE, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in 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 easterly 37-1/2 feet of the southerly 150 feet of Lot No. 58, and the westerly 25 feet of the southerly 150 feet of Lot No. 59, on the plan of Stratton and Seymours Addition to Edgefield, of record in Book 57, page 23, said Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Chicamauga Avenue or Street, 37.5 feet West of the corner of Lots Nos. 58 and 59; being the Southeasterly corner of the property conveyed to E. L Brooks and wife by deed from L. A. Morrisay and wife, of record in Book 641, Page 196, said Register's Office; thence with their Easterly line Northwardly 150 feet to the Southerly margin of a proposed alley; thence, with the Southerly margin of said alley, Eastwardly 62.5 feet to a point which is 25 feet East of the line between said Lots Nos. 58 and 59; thence Southwardly and parallel with the line between said two lots, 150 feet to the Northerly margin of Chicamauga Avenue or Street; thence, with the Northerly margin of said Avenue or Street Westerly 62.5 feet to the Point of Beginning.

BEING the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by deed from Magnetic Homes, LLC, an Arizona limited liability company recorded as Instrument No. 20220321-0032348, Register's Office for Davidson County, Tennessee (the "Source Deed"), and further conveyed to Gregath-Good Real Estate, LLC by deed recorded as Instrument No. 20220404-0038821, said Register's Office.

This is improved property known as 1015 Chicamauga Avenue, Nashville, TN 37206. This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This quitclaim deed is executed and delivered to correct or complete the conveyance of the property as described in the deed recorded as Instrument No. 20220404-0038821, said Register's Office (the "Prior Deed"), which Prior Deed was executed on a date (March 8, 2022) which preceded the date (March 14, 2022) of the above mentioned Source Deed, pursuant to which the Grantor of the Prior Deed acquired ownership of the subject property. Although the Prior Deed was actually recorded subsequent to the later-dated Source Deed, the Grantor of the Prior Deed has agreed to execute and deliver this Quitclaim Deed to clarify and/or correct the public record, including without limitation, the identification of the present property owner on the records of the Metropolitan Property Assessor.

This quitclaim deed also clarifies and states that the Grantee is a Tennessee limited liability company, which circumstance has not changed, but which was previously left unstated.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of December, 2024.

MUSIC CITY HOLDINGS, LLC
a Texas limited liability company

By: _____
Printed Name: Robert Lively
Title: General Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Lively with whom I am personally acquainted, and who, upon oath, acknowledged him self to be the General Manager of Music City Holdings, LLC, a Texas limited liability company, the within named bargainor, and that he as such General Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by his self as General Manager.

WITNESS my hand and official seal at Nashville, TN, this 13th day of December, 2024.

_____
Notary Public
My Commission Expires: 11/8/28

SAMUEL SKARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028