QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Karen Johnson Davidson County
Batch# 1228260 DEEDQC
01/21/2025 08:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004154

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027
(AFFIX SEAL)

TAMMY CARLISLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2027

THIS INSTRUMENT WAS PREPARED BY:
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, TN 37212

New Owner:	**Send Tax Bills To:**	10412009400
Posh Properties, GP and Mary Margo Turner Lankford 2010 21st Ave. S. Nashville, Tennessee 37212	SAME	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **POSH PROPERTIES, GP**, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **MARY MARGO TURNER LANKFORD,** AN INDIVIDUAL, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, THIRTY-THREE AND ONE-THIRD PERCENT (33.33%) OF GRANTOR'S INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE ("PROPERTY"). UPON THE EFFECTIVE DATE OF THIS QUITCLAIM DEED, TITLE TO THE PROPERTY SHALL BE HELD AS MARY MARGO TURNER LANKFORD HOLDING A THIRTY-THREE AND ONE-THIRD PERCENT (33.33%) TENANT IN COMMON INTEREST, WITH THE REMAINING UNDIVIDED INTEREST OWNED BY POSH PROPERTIES, GP.

THE PREPARER OF THIS DEED DID NOT PERFORM A TITLE SEARCH ON THE AFOREMENTIONED PROPERTY. THIS QUITCLAIM DEED WAS PREPARED USING INFORMATION SUPPLIED BY THE PARTIES AND PREPARER HEREBY WAIVES ANY

WARRANTY OR ACCURACY OF TITLE.

SIGNATURE ON FOLLOWING PAGE

Witness my hand and seal, this 14 day of January, 2025.

GRANTOR:

POSH PROPERTIES, GP,
a Tennessee general partnership

By: J. Frank Rudy, Jr.

Title: Partner

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, a Notary Public of said County and State, personally appeared J. Frank Rudy, Jr., a Partner of Posh Properties, GP, a Tennessee general partnership, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged her/himself to be a Partner of Posh Properties, GP, a Tennessee general partnership, and that s/he, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14 day of January, 2025.

Notary Public

My commission expires: 3/1/2025
[Affix Seal]

MICHAEL W. GRUBBS
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot Number 6, on the Plan of Calhoun's Subdivision, as shown on plat of record in Plat Book 161, Page 156, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 6 fronts 55 feet on the easterly side of 21st Avenue South, formerly Broad Street or the Hillsboro Pike, and runs back 162 fee on the southerly line and 164 feet, more or less, on the northerly line to an alley, measuring 51.8 feet thereon.

Being the same property as conveyed to Posh Properties, GP, a Tennessee General Partnership by Warranty Deed of record at Instrument No. 20150528-0049382, in the Register's Office for Davidson County, Tennessee.

I, Jennifer Roberts, 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

January 14, 2025 (date of document).

Affiant Signature Date January 14, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

(Notary's Seal (if on paper)

KIMBERLY ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026