Prepared by and Return to:
M. Steele Cantey, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9307

Karen Johnson
Batch # 1236830
02/13/2025 12 11 23 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250213-0011032

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Frank G. Porter **155 Park South Court** **Nashville, TN 37210**	**Same**	**Map 119-02-2** **Parcels 007.00 and 008.00**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, FIRST FLEET SERVICES, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto FRANK G. PORTER (hereinafter referred to as "Grantee"), and Grantee's successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of Grantor's right, title and interest in and to that certain property located in Davidson County, Tennessee, more particularly described on the attached Exhibit A. The legal descriptions stated in Exhibit A have been taken from the respective Warranty Deeds referred to in the attached Exhibit A conveying the interests in said property to Grantor and the draftsman of this Quitclaim Deed assumes no liability as to the accuracy thereof.

This transfer is by quitclaim and Grantor makes no warranties about the title or any other warranties of any nature whatsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 10th day of February, 2025.

GRANTOR:

FIRST FLEET SERVICES, LLC

By: Frank G. Porter
Frank G. Porter, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Erin Collins, a Notary Public of this County, FRANK G. PORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Chief Manager of FIRST FLEET SERVICES, LLC, the within named bargainor, and that he executed the within instrument for the purposes therein contained for and on behalf of FIRST FLEET SERVICES, LLC.

WITNESS MY HAND, at office, this 10th day of February, 2025.

ERIN COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2027

Notary Public
My Commission Expires: 7-7-2027

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00. NO RECORDATION TAX IS DUE PURSUANT TO T.C.A. § 67-4-409(D).

By: Frank G. Porter
Frank G. Porter, Affiant

Sworn and subscribed to before me this 10th day of February 2025.

My Commission Expires: 7-7-2027

Notary Public

ERIN COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2027

EXHIBIT A

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot No. 1 and the westerly 35 feet of Lot No. 2, on the Map of Oglesby's subdivision, of record in Book 57, page 162, Register's Office for said County.

Said Lot No. 1 and part of Lot No. 2 fronts together 85 feet on the northerly side of Oglesby Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to First Fleet Services, LLC, a Tennessee limited liability company, by Warranty Deed dated September 19, 2002, from Thomas J. Meador, of record as Instrument No. 20020919-0114543, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Map 119-02-0, Parcel 007.00, Ogelsby Avenue, Nashville, Davidson County, Tennessee

TRACT NO. 2:

Lots No. 3 , 4, and 10 feet of Lot No. 5 and 15 feet of Lot No. 2 in Oglesby's Subdivision fronting 125 on Oglesby Avenue, and extending back 150 feet to an alley in Oglesby' s Subdivision, Book 57, Page 162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to First Fleet Services, LLC, a Tennessee limited liability company, by Warranty Deed dated October 24, 2002, from Regina Dobbins, of record as Instrument No. 20021024-0130605, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Map 119-02-0, Parcel 008.00, Ogelsby Avenue, Nashville, Davidson County, Tennessee