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

Karen Johnson
Batch # 1236831
02/13/2025 12 12 33 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250213-0011033

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
First Fleet Services, LLC **c/o Frank G. Porter** **155 Park South Court** **Nashville, TN 37210**	**Same**	**Map 106-14** **Parcel 172**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, PORTER, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto FIRST FLEET SERVICES, LLC, a Tennessee limited liability company (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 description stated in Exhibit A has been taken from the prior Special Warranty Deed 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 OUR HANDS this 10th day of February, 2025.

GRANTOR:

PORTER, LLC

By: Frank G. Porter
Frank G. Porter, Sole Member

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 sole member of PORTER, LLC, the within named bargainor, and that he executed the within instrument for the purposes therein contained for and on behalf of PORTER, 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, 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

Land in Davidson County, Tennessee, being Lot No. 25 on the 2nd Revised Plan of Commercial Park South, as of record in Book 4675, page 111, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Park South Court, common corner of Lots Nos. 24 and 25; thence leaving said margin with the line between said two lots, South 78°55'05" East 102.71 feet to a point; thence South 15°04'49" West 530.96 feet to a point; thence North 56°00'00" West 176.86 feet to a point, common corner of Lots Nos. 25 and 26; thence with the line between said two lots, North 15°04'49" East 396.92 feet to a point in the southerly margin of said Park South Court; thence curving with said margin, northeastwardly 106.64 feet to the point of beginning.

Being the same property conveyed to Porter, LLC by Special Warranty Deed dated October 25, 2000, from Centex Rodgers, Inc., formerly known as Centex-Rodgers Construction Company, a Nevada corporation, of record as Instrument No. 20001025-0105988, Register's Office for Davidson County, Tennessee.

This is improved property known as 155 Park South Court, Nashville, Davidson County, Tennessee 37210.