QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1242493 DEEDQC
03/03/2025 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250303-0015579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY 2025.

Notary Public

MY COMMISSION EXPIRES:

MARIA C. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2028

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

THIS INSTRUMENT WAS PREPARED BY:
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Posh Properties, GP and J. Frank Rudy 2010 21st Avenue South Nashville, TN 37212	Same	104 12 0 094.00

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, **MARY MARGO TURNER LANKFORD,** AN INDIVIDUAL, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **J. FRANK RUDY**, AN INDIVIDUAL, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ONE HUNDRED PERCENT (100%) OF GRANTOR'S UNDIVIDED THIRTY-THREE AND ONE-THIRD PERCENT (33.33%) TENANT IN COMMON 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 IN THE NAME OF POSH PROPERTIES, GP, AS TO AN UNDIVIDED SIXTY-SIX AND SIXTY-SEVEN HUNDREDTHS PERCENT (66.67%) TENANT IN COMMON INTEREST AND J. FRANK RUDY AS TO AN UNDIVIDED THIRTY-THREE AND ONE-THIRD PERCENT (33.33%) TENANT IN COMMON INTEREST.

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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 28th day of February, 2025.

GRANTOR:

Mary Margo Turner Lankford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Mary Margo Turner Lankford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2025.

NOTARY PUBLIC

My Commission Expires:

MARIA C. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 09, 2026

EXHIBIT A

PROPERTY

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 feet 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.

Being the same property, partially conveyed to Mary Margo Turner Lankford, an individual, as to a thirty-three and one-third percent (33.33%) tenant in common interest by Quitclaim Deed from Posh Properties, GP, of record at Instrument No. 20250121-0004154, in Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Andrew Noell, do hereby make oath that I am 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 February 28, 2025 (date of document).

Andrew Noell
Affiant Signature

2/28/2025
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of February, 2025.

Maria C Moore
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

