Karen Johnson Davidson County
Batch# 1244218 DEEDQC
03/07/2025 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250307-0017252

Quitclaim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is -$0-.

Affiant

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me this the 5th day of March, 2025

Notary Public
My Commission Expires: 10/4/2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr., Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
2400 Buchanan St., LLC. 4900 Centennial Blvd. Suite 300, Nashville, Tennessee 37209	NEW OWNER	08106039900

KNOW ALL MEN BY THESE PRESENTS that **Dominique N. Gaines, a single woman and Virgil Donaldson, a single man**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **2400 Buchanan St., LLC. a Tennessee Limited Liability Company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in the 8th, formerly the 13th Civil District of said County, being part of Lot No. 17, on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, being Lot No. 1 on a proposed Subdivision of the Conrad Santi Property, not of record, described according to a survey made by Z. J. Qilkinson, Surveyor, October, 1941, as follows:

Beginning at the Northwest corner of 24th Avenue, North, and Buchanan Street; thence with the Westerly margin of 24th Avenue, North, Northwardly 150 feet to the Southeast corner of Lot No. 32; thence with the Southerly line of Lot 32, Westwardly 75 feet to the corner of Lots 1 and 2; thence with the line between said two lots, Southwardly 150 feet to the Northerly margin of Buchanan Street; thence with said Street Eastward 75 feet to the beginning.

Being the same property conveyed to Dominique N. Gaines, a single woman and Virgil Donaldson, a single man by Warranty Deed from Thomas R. Lipscomb and Dorothy J. Lipscomb dated March 21, 2023 and recorded on March 22, 2023 of record as Instrument No. 20230322-0020706, in the Register's Office of Davidson County, Tennessee.

This is (X) unimproved property known as 2400 Buchanan Street, Nashville, TN 37208

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the 5th day of March, 2025.

Dominique N. Gaines

Virgil Donaldson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said County and State, the within named Dominique N. Gaines and Virgil Donaldson, the grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of March, 2025.

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Ryan Beare, 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 3/5/2025 (date of document).

Affiant Signature

3/5/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2025.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

