Karen Johnson
Batch # 1246209
03/14/2025 11 11 56 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250314-0018853

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PIKELD, LLC, a Tennessee limited liability company ("Grantor"), for and in consideration of the sum of One and 0/100 Dollars, does bargain, sell, remise, release, quit claim and convey to Spirited Properties-1, LLC, a Tennessee limited liability company ("Grantee"), all of Grantor's rights, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to wit·

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 30 on the Plan of North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 25 feet on the westerly side of 6th Avenue North, formerly High Street, and runs back between parallel lines, 175-1/2 feet, more or less, to an alley

Being the same property conveyed to PIKELD, LLC, a Tennessee limited liability company, by Warranty Deed from Mia Leanne Cherrie Fieldes, a married woman, dated November 27, 2024, and recorded on December 31, 2024, in Instrument No. 20241231-0101227, Register's Office for Davidson County.

This is property generally located:
1319 6th Avenue North, Nashville, TN 37208
Tax Information. 082-09-0-045.00

IN WITNESS WHEREOF, Dean Marsh, the Authorized Manager of PIKELD, LLC has caused this instrument to be executed, this 4th day of MARCH, 2025.

GRANTOR·
PIKELD, LLC, a Tennessee limited liability company

By· Dean Marsh
Its: Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Dean Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

This 4th day of March, 2025.

My commission expires· _____

Notary Public

Rodrigo Rivas
Commission Expires
May 3, 2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Rodrigo Rivas
Commission Expires
May 3, 2027

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn before me this the 4th day of March, 2025.

My commission expires: 5/3/2027

Notary Public

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:
Spirited Properties-1, LLC
507 Southern Turf Drive
Nashville, TN 37211

Send Tax Bills to:
Same

Tax Information:
082-09-0-045.00

Prepared By:
Thomas D. Landa
McGraw Morris P.C.
2075 W. Big Beaver, Suite 750
Troy, MI 48084