Name and Address of New Owner:
Posh Properties, GP, a Tennessee General Partnership
2010 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
Posh Properties, GP, a Tennessee General Partnership
180 Ashland Point
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1248204 DEEDQC
03/19/2025 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019961

This Instrument Prepared By:
Ashley Rudy, Esq.
Music City Title & Escrow, Inc.
4301 Hillsboro Pike
Suite 110
Nashville, TN 37215

Map & Parcel No: 104-12-0-094.00 - 2010 21st Ave South , Nashville, TN 37212

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **J. Frank Rudy,** "the Grantor," convey and quitclaim unto **Posh Properties, GP, a Tennessee General Partnership, a Partnership,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, 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 plan 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 conveyed to Mary Margo Turner Lankford, an Individual, Holding a Thirty-Three and One-Third Percent (33.33%) Tenant in Common Interest with the remaining Undivided Interest Owned by Posh Properties, GP by Quitclaim Deed from Posh Properties, GP, a Tennessee General Partnership of record in Instrument No. 20250121-0004154, Register's Office for Davidson County, Tennessee, dated January 14, 2025 and recorded on January 21, 2025.

Also, being the same property conveyed to Posh Properties, GP, a Tennessee General Partnership by Warranty Deed from Jerry Robin Bellar of record in Instrument No. 20150528-0049382, Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on May 28, 2015.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6th day of March , 2025.

_____(SEAL)
J. Frank Rudy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2025, before me personally appeared J. Frank Rudy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2025.

_____
Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of March, 2025.

_____
Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Sondra Mounger, 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 3-6-2025.

Date

Affiant Signature

3-6-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2025.

Notary's Signature

My Commission Expires: 9-7-2026

Date

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)