This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24048-DJ

Karen Johnson Davidson County
Batch# 1265026 DEEDQC
04/25/2025 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250425-0031970

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 25th day of April 2025.

Notary Public
My Commission Expires: 3/26/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/26/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
North Star Development LLC PO Box 918 Goodletsville, TN 37072	New Owner	092-04-0-272

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **BRADEN DEVELOPMENT, LLC, A Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **NORTH STAR DEVELOPMENT LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of C.M. Holt's Plan of record in Plat Book 21, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 50 feet on the easterly side of 11th Avenue North, formerly Cumberland Street and runs back between parallel lines 138 feet, more or less to an alley.

Being the same property conveyed to Braden Development, LLC, a Tennessee limited liability company by Warranty Deed from Wycliffe Mith Niles and Lisa Niles, husband and wife, dated February 11, 2019, recorded February 14, 2019, of record in Instrument No. 20190214-0013859, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **928 11th Avenue North, Nashville, TN 37208**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2025.

GRANTOR:

BRADEN DEVELOPMENT, LLC, a Tennessee limited liability company

Branon Williams, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Williams the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of April, 2025.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Notary Public
My Commission expires: 3/20/2028

I, Kirsten Virden, 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 4/25/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/25/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

