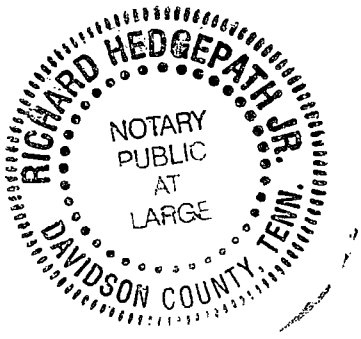
Karen Johnson Davidson County
Batch # 1265870 DEEDQC
04/30/2025 08:39:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250430-0033188

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 (none).

Subscribed and sworn before me this the 30 day of April 2025.

Affiant

NOTARY PUBLIC

My commission expires: 03-09-2027

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
1031 Petway Avenue Properties, LLC	1031 Petway Avenue Properties, LLC	083 01 0 241.00
	1301 Rosedale Ave	
	Nashville, TN 37207	

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), **I, Sheryl Reffegee, unmarried,** hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto **1031 Petway Avenue Properties, LLC,** hereinafter referred to as Grantee, its successors and assigns, all of my right, title, and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Petway Subdivision, Lot No. 7 of Hobson subdivision of record in Book 2, Page 42, Chancery Court for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 15 fronts 50 feet on the northerly margin of Petway Avenue and extends back between parcel lines 246 feet, more or less to an alley.

Being the same property conveyed to Sheryl Reffegee, unmarried, by quitclaim deed from Callie Mae Johnson, unmarried, of record as Instrument No. 20171012-0104672, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property known as: **1031 Petway Avenue, Nashville, TN 37206.**

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

Witness my hand this 30 day of April 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SHERYL REFFEGEE - Grantor

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHERYL REFFEGEE**, the bargainor, 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 at Nashville, Tennessee, this 30th day of April 2025.

NOTARY PUBLIC:

My commission expires: 03-09-2027