Karen Johnson Davidson County
Batch# 1269787 DEEDQC
05/07/2025 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250507-0035605

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 29 day of April, 2025.

Notary

Commission Expires: 3/9/27

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Sharpe Ave Project LLC 1225 4th Ave S Apt 102 Nashville TN 37210-4164	NEW OWNER	083-01-326.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Prosperous Enterprise, LLC a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Sharpe Ave Project LLC, A Tennessee Limited Liability Company** EREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~MARSHALL~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Davidson TS

Land in Davidson County, Tennessee, being the easterly 8 feet of Lot No. 7 and the westerly 42 feet of Lot No. 8, on the Plan of Greenway Subdivision, of record in Plat Book 421, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Prosperous Enterprise, LLC, A Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC March 31, 2025 and filed of record in Instrument No. 20250402-0024901 Register's Office for Davidson County, Tennessee, on April 02, 2025.

Being also known as 1129 Sharpe Avenue, Nashville, TN 37206.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

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.

Witness my hand this 29th day of April, 2025

Prosperous Enterprise, LLC

BY: _____
Enrique Selman Jr.

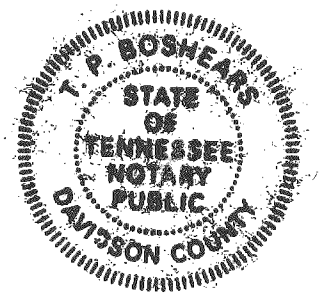
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Enrique Selman Jr.*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Sole Owner*** of **Prosperous Enterprise, *LLC*** the within named bargainor, and that he/she as such ***Sole Owner*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Sole Owner***.

Witness my hand this 29th day of April, 2025.

_____
Notary Public

Commission Expires: 3/9/27



Certificate of Authenticity

I, Nick Harris, 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 **April 29, 2025**.

Affiant Signature

4/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY