QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-25-1121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES 1.22.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Cleveland Park Group, LLC	**Same as New Owner**	**08203027800**
(NAME)	(NAME)	
1512 Beechwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1275329 DEEDQC
05/20/2025 09 46 51 AM 2 pgs
Fees $12 00 Taxes $0 00
20250520-0039594

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHARLES J. KINCAID ("GRANTOR")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

CLEVELAND PARK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 11 ON THE PLAN OF CRUTCHER BRO'S PLAN, OF RECORD IN PLAT BOOK 161, PAGE 158, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES J. KINCAID, BY WARRANTY DEED, FROM VM PRONTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20230420-0028947, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **1121 Meridian Street, Nashville, TN 37207.**

Witness our hands this the 16 day of May, 2025.

CHARLES J. KINCAID

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES J. KINCAID**, the within named 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, this the 16 day of May, 2025

Notary Public

My Commission Expires: 1-22-29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON