QUITCLAIM DEED

AJ-QCD-25-1000

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

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**	**08203023200**
(NAME)	(NAME)	
1512 Beechwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1275329
05/20/2025 09 46 51 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250520-0039595

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 JAMES KINCAID III ("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 THE SOUTH 50 FEET OF LOT NO. 47 ON THE MAP OF THE BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, AS OF RECORD IN PLAT BOOK 332, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 47 FRONTS 50 FEET ON THE WESTERLY SIDE OF MERIDIAN STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE NORTHERLY MARGIN OF VAUGHN STREET, 173.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES JAMES KINCAID III, BY WARRANTY DEED, FROM M & S ASSOCIATES, G.P., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20250506-0035308, 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 **1000 Meridian Street, Nashville, TN 37207.**

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

CHARLES JAMES KINCAID III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES JAMES KINCAID III**, 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