Quitclaim Deed

Karen Johnson Davidson County
Batch # 1278360 DEEDQC
05/28/2025 10 25 05 AM 2 pgs
Fees $12 00 Taxes $0 00
20250528-0041709

THIS INSTRUMENT WAS PREPARED BY
PNWI, LLC 301 Northcreek Blvd #208, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Brian Gainous	New Owner	06004007900
(NAME) 301 Northcreek Blvd #208	(NAME)	
(ADDRESS) Goodlettsville TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Port Royal, LLC,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby remise, release and convey unto **Brian Gainous,** hereinafter referred to as Grantee, its heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit·

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit

Being Lot Number 58 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, as follows.

Beginning at a point in the Easterly margin of Oak Ridge Drive at the common corner of Lots 58 and 59; thence with the margin of said drive, Northerly 75 feet to the point of beginning of a curve, thence around said curve Northeasterly 39.27 feet to a point in the Southerly margin of Southridge Drive; thence with the margin of same, Easterly 126.13 feet to a point, thence Southerly 100 feet to the Northeast corner of Lot Number 59 on said Plan, thence with Lots 58 and 59 Westerly 151 78 feet to the point of beginning

Being the same property conveyed to Port Royal, LLC from Buford C. Williams, recorded 9/13/2019, of record in Instrument No 20190913-0093147, in the Register's Office of Davidson County, Tennessee.

This is property known as 3135 Oak Ridge Dr, Nashville TN 37207

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES

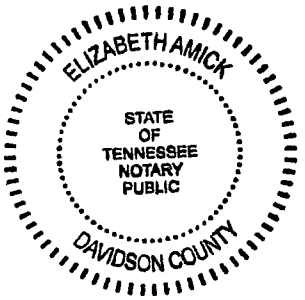
Witness our hands on the 5th January day of 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brian Gainous, whom proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Managing Member of Port Royal, LLC the within named bargainor, and he as such Managing Member being authorized to do so, executed the foregoing **Quitclaim Deed** for the purposes therein contained by signing the name of Port Royal, LLC by himself as Managing Member

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January 2024

Elizabeth Amick
Notary Public
My Commission Expires 3/6/2024



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 5th day of January 2024

Notary Public Elizabeth Amick
MY COMMISSION EXPIRES 3/6/2024

