This Instrument Prepared By:
Tammy L. Anderson, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson
Batch # 1281839
06/06/2025 08 01 51 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250606-0044459

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
305 Hermitage LLC	
1730 Tchoupitoulas St.	Same as New Owner
New Orleans, LA 70130	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **305 Hermitage LLC, a Delaware limited liability company** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **305 Hermitage LLC, a Delaware limited liability company** *(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in Davidson County, Tennessee, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Part of Lots Nos. 1 and 2, Block "K" Hermitage Addition, of record in Book 57, pages 42 and 43, Register's Office for said County, described as follows:

Beginning 40 feet east of the southeast corner of Keith and Filmore Streets, in the City of Nashville, runs thence Eastward along the south side of Filmore Street; 40 feet; thence southward parallel to Keith Street, 154½ feet, more or less, to an alley; thence with the north margin of said alley, eastward 40 feet; thence northward, parallel to Keith Street, 154½ feet, more or less to the beginning.

F/K/A 303 Hermitage Avenue
Tax Parcel #094-13-0-009.00

Tract 2:
Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 2 and all of Lot No. 3 of Block "K" on the plan of Hermitage Addition, as record in Book 57, pages 43 and 108, Register's Office for said County.

Said part of Lot No. 2 and all of Lot No. 3 front together 80 feet on the southerly side of Hermitage Avenue, formerly Lebanon Turnpike or Filmore Street, and extend back 154 feet, more or less, on the westerly line and 154.5 feet, more or less, on the easterly line to the northerly margin of an alley, measuring 80 feet thereon.

F/K/A 305 & 307 Hermitage Avenue
Tax Parcel #094-13-0-010.00 & #094-13-0-011.00

Being a portion of the same property conveyed to 305 Hermitage LLC by instrument of record in Instrument No. 201008130064095 Register's Office for Davidson County, Tennessee.

Note: Tracts 1 and 2 described herein above should be combined together into one tax parcel with a single address of 305 Hermitage Avenue and shall no longer be separate parcels.

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of June, 2025.

GRANTOR:

305 Hermitage LLC, a Delaware limited liability company

By: WJP Properties LLC, as Sole Member of 305 Hermitage LLC

By: _____
Wesley J. Palmisano, Manager
of WJP Properties LLC

STATE OF Louisiana
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Wesley J. Palmisano** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the **Manager of WJP Properties LLC which is the Sole Member of 305 Hermitage LLC**, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of 305 Hermitage LLC, by himself as such Manager of WJP Properties LLC.

Witness my hand and seal at office in the aforesaid state and county this 5th day of June, 2025.

_____
Notary Public
My Commission Expires: at death

(SEAL)



THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING (TENNCARE, MEDICAID, NURSING HOME, ETC.) ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.

GRANTEE AND GRANTOR ARE STRONGLY ADVISED TO IMMEDIATELY NOTIFY AND CONFER WITH ANY EXISTING HOMEOWNERS INSURANCE COMPANY (CASUALTY, LIABILITY, ETC.) OF THE CHANGE IN OWNERSHIP OF THE HEREIN CONVEYED PROPERTY TO AVOID ANY POSSIBLE LAPSE OR TERMINATION OF COVERAGE DUE TO CHANGE IN OWNERSHIP.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $-0-.

Affiant

Subscribed and sworn to before me this 5th day of June, 2025.

STATE OF LOUISIANA
JAMES DELUCCA - #152055
NOTARY PUBLIC
ORLEANS PARISH, LA
MY COMMISSION IS FOR LIFE
Notary ID 152055
(SEAL)

Notary Public
My Commission Expires: at death