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

Karen Johnson Davidson County
Batch # 1281841 DEEDQC
06/06/2025 08 03 24 AM 3 pgs
Fees $17 00 Taxes $0 00
20250606-0044461

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 3:
Land in Davidson County, Tennessee, being Lot No. 4, 5 and the west 10 feet of Lot 6, Block "K", on the plan of Hermitage Addition, as of record in Book 57, page 108, Register's Office for said County, described as follows:

Said Lots and part of said lot adjoin and front together 110 feet on the southerly side of Hermitage Avenue, and runs back between parallel lines 150 feet, more or less to an alley.

F/K/A 309 Hermitage Avenue
Tax Parcel #094-13-0-012.00

Tract 4:
Land lying and being in the 1st Civil District of Davidson County, Tennessee, and being the easterly 50 feet of Lot No. 6 in Block K of the Hermitage Addition to Nashville (see Plan of Lots in Book 57, page 43, Register's office for Davidson County, Tennessee.)

This lot faces the south side of Filmore Street, and beginning at a point 50 feet west of the west border of Edger Street, on the south side of Filmore Street, thence running east along South side of Filmore Street 50 feet to the west side of Edgar Street; thence south along the borders of Edger Street, 148 feet more or less to an alley; thence west 50 feet along the north side of said alley; thence north along a line parallel to Edgar Street 148 feet more or less to the starting point.

F/K/A 313 Hermitage Avenue
Tax Parcel #094-13-0-014.00

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 3 and 4 described herein above should be combined together into one tax parcel with a single address of 309 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

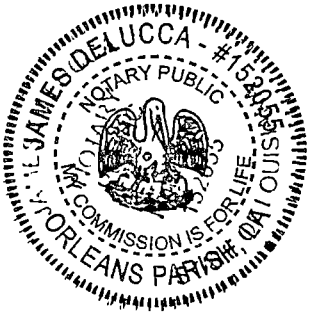
STATE OF Louisiana
COUNTY OF Jefferson

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.

Notary Public
My Commission Expires: at death

(SEAL)