QUITCLAIM DEED
FOR THE SOLE PURPOSE OF CREATING THREE SEPARATE PARCELS

Karen Johnson Davidson County
Batch# 1290542 DEEDQC
06/26/2025 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250626-0050484

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
N 7th LLC	**Same as New Owner**	
	(NAME)	
1105 N 5th St		**071-16-0-235.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, AND FOR THE EXPRESS PURPOSES OF CREATING SEPARATE TAX PARCELS, **N 7TH LLC, a Tennessee Limited Liability Company,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **N 7TH LLC, a Tennessee Limited Liability Company,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Parcel I:
Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 193 and all of Lot No. 194, on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being a portion of the same property conveyed to N 7th LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company dated June 18, 2025 and filed for record on June 24, 2025 as Instrument No. 20250624-0049619, in the Register's Office for Davidson County, Tennessee.

Parcel II:
Land in Davidson County, Tennessee, being all of Lot No. 195, on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being a portion of the same property conveyed to N 7th LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company dated June 18, 2025 and filed for record on June 24, 2025 as Instrument No. 20250624-0049619, in the Register's Office for Davidson County, Tennessee.

Parcel III:
Land in Davidson County, Tennessee, being all of Lot No. 196, on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being a portion of the same property conveyed to N 7th LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company dated June 18, 2025 and filed for record on June 24, 2025 as Instrument No. 20250624-0049619, in the Register's Office for Davidson County, Tennessee.

This being improved property more commonly known as 1206 N 7th St. Nashville, TN 37207.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 26 **day of** June **, 2025.**

N 7TH LLC

By: _____
Joshua L. Hunter, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of N 7th LLC, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing on behalf of N 7th LLC, as its Authorized Agent.

WITNESS my hand and official seal this 26 day of June, 2025.

_____
Notary Public

My Commission Expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Leslie Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 26, 2025**.

Date

Affiant Signature

June 26, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **26th** day of **June**, 20**25**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)