Karen Johnson Davidson County
Batch# 1291415 DEEDQC
06/27/2025 01:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250627-0050921

QUITCLAIM DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Providence Builder Group, LLC	Same as owner	094 01 0 175.00
(NAME)	(NAME)	
713 South 12th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lucile, LLC, a Tennessee Limited Liability Company**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Providence Builder Group, LLC, a Tennessee Limited Liability Company**, (the "**Grantees**"), their successors and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 713 South 12th Street, Nashville, TN 37206.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 26 day of June, 2025.

GRANTOR:

Lucile, LLC,
a Tennessee Limited Liability Company

By: Providence Builder Group, LLC,
a Tennessee limited liability company

By: _____
William Bradford Barron, ~~Authorized~~ Sole Member

By: Profit Enterprises, LLC,
a Tennessee limited liability company

By: _____
Roberta Therese Clemens, Authorized Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Bradford Barron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the ~~Authorized~~ Sole Member of Providence Builder Group, LLC, a Tennessee limited liability company, the Member of Lucile, LLC, a Tennessee limited liability company, and being duly authorized, executed the foregoing instrument for the purposes therein contained on behalf of said company in his capacity therefore.

WITNESS my hand, at office, this 26th day of June, 2025.

Holly Ray
Notary Public

My Commission Expires: 03/09/27

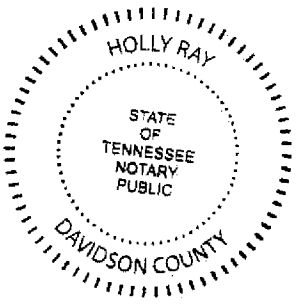
HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Roberta Therese Clemens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Sole Member of Profit Enterprises, LLC, a Tennessee limited liability company, the Authorized Member of Lucile, LLC, a Tennessee limited liability company, and being duly authorized, executed the foregoing instrument for the purposes therein contained on behalf of said company in her capacity therefore.

WITNESS my hand, at office, this 26th day of June, 2025.



Holly Ray
Notary Public

My Commission Expires: 03/09/27

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of PAYNE, BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, a Plan of which is of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 50 1/4 feet on the East side of 12th Street and extends back Easterly 157.4 feet on the North line and 152.3 feet on the South line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to JTRT Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Foster Investment Group, LLC, a Tennessee Limited Liability Company Series, No. 24001 LLC, of record in Instrument No. 20240401-0022392, in the Register's Office of Davidson County, Tennessee, dated March 29, 2024 and recorded on April 01, 2024.

Being the same property conveyed to Lucile, LLC, a Tennessee Limited Liability Company, by Warranty Deed from to JTRT Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240614-0044788, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Affiant Signature

June 27, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of June, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27