THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1292397 DEEDQC
07/01/2025 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250701-0051865

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Gabriel Ishi Von Meier & Morgan Adam Less 2200 BATAVIA ST NASHVILLE TN 37209	New Owner	092-05-0229.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by these presents do hereby quitclaim and convey unto **GABRIEL ISHI VON MEIER & MORGAN ADAM LESS, AS TENANTS IN COMMON**, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Fisk University Place Plan of North Nashville, which is unrecorded in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 25 feet on the West side of Home Street, now 31st Avenue North, and extends back Westerly between parallel lines 150 feet to an alley.

Property 2:
Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Fisk University Place Plan of North Nashville, which is unrecorded in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 9 fronts 25 feet on the West Side of Homes Street, now 31st Avenue, North, and extends back Westerly between parallel lines 150 feet to an alley.

Being the same property conveyed to John W. Smith, Jr. and wife, Fannie C. Smith by Warranty Deed from Fannie Richardson, Trustee and J.A. Black (Mrs. Richardson bought the property as Trustee for her son J.A. Black, who has joined her in this

conveyance) of record in Book 2963, page 33, Register's Office for Davidson County, Tennessee, dated March 25, 1958 and recorded on March 25, 1958. (Property 1)

Being the same property conveyed to John Otey, Jr. by Chancery Court Deed from Raymond L. Barrett, Clerk and Master of the Chancery Court of Davidson County, Tennessee of record in Book 5016, page 467, Register's Office for Davidson County, Tennessee, dated November 19, 1975 and recorded on April 19, 1976. (Property 2)

Being the same property conveyed to James L. Smith by Quitclaim Deed from John H. Otey, Jr. of record in Instrument No. 20240923-0073444 Register's Office for Davidson County, Tennessee, dated September 20, 2024 and recorded on September 23, 2024. (Property 2)

Being the same property conveyed to James L. Smith by Quitclaim Deed from Jenise Renee Smith and Joyce Smith-Blair of record in Instrument No. 20050509-0052253 Register's Office for Davidson County, Tennessee, dated May 03, 2005 and recorded on May 09, 2005.

The said Fannie Cowan Smith having died on or about June 17, 2002. See Affidavit of Heirship of record in Instrument No. 20050504-0050196.

The said John Wesley Smith, Jr. having died on or about January 13, 1999. See Affidavit of Heirship of record in Instrument No. 20050504-0050195. (Property 1)

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from James L. Smith, married of record in Instrument No. 20250102-0000095 Register's Office for Davidson County, Tennessee, dated December 30, 2024 and recorded on January 02, 2025.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

[signatures of following page]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30TH day of June, 2025.

Adam & Jacobson Investments, LLC,
a Tennessee limited liability company

By: _____
Morgan Less,
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morgan Less, 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 Member of Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30TH day of June 2025.

JAMIE J. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029

_____
Notary Public

My Commission Expires: 03/06/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 30TH day of June 2025.

_____
Affiant

My commission expires:
(Affix Seal)

_____
Notary Public

JAMIE J. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 1. 2025.

Affiant Signature

1st day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028