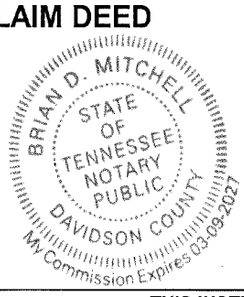
Karen Johnson Davidson County
Batch# 1297988 DEEDQC
07/15/2025 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250715-0055921

QUITCLAIM DEED



T-QCD-VND-25-1720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
VASTLAND 1720 OWNER LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**09212047900**
1720 West End Avenue, Suite 600		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VASTLAND DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **VASTLAND 1720 OWNER LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 134 on the Plan of John Boyd Home Tract, as of record in Plat Book 21, Page 39, in the Register's Office for Davidson County, Tennessee, described according to a surveyor, dated June 26, 1984, as follows:

Beginning at a point in the northerly margin of West End Avenue, said point being 50.00 east of the easterly margin of 18th Avenue North; thence with the westerly side of the 1720 West End Office Building and running parallel to the easterly margin of 18th Avenue North, North 31 degrees 24 minutes 40 seconds West 160.00 feet to an iron pipe in the southerly margin of a 20 foot wide public alley; thence with said margin of the alley and parallel to the northerly margin of West End Avenue, North 58 degrees 45 minutes East 151.58 feet to a nail in concrete at the northwest corner of Lot 1 on the Plan of Tennessee Speed Sport and 1st American National Bank's property of record in Book 5190, page 16, Register's Office for Davidson County, Tennessee; thence with the west line of said Lot 1 and running along a concrete retaining wall South 31 degrees 12 minutes 15 seconds East 160.00 to an iron pin in the northerly margin of West End Avenue and being the southwest corner of said Lot 1; thence with the northerly margin of West End Avenue South 58 degrees 45 minutes west 151.00 feet to an iron pin being the point of beginning.

Being a part of the same property conveyed to Vastland Development, LLC by Special Warranty Deed from J.D. Eatherly, individually, recorded November 2, 1998 in Book 11181, Page 346, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Vastland Development, LLC, a Tennessee limited liability company, by Warranty Deed from Lineberry Properties, Inc., a Tennessee corporation, recorded November 2, 1998 of record in Book 11181, Page 343, Register's Office for Davidson County, Tennessee.

Vastland Development, LLC has since merged into Vastland Development Partnership, a Tennessee general partnership, pursuant to the Certificate of Merger recorded on December 10, 2002, of record in Instrument No. 20021210-0151966, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1720 West End Avenue, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 15th day of July, 2025.

Vastland Development Partnership

Mack H. McClung, General Partner

Gallardia Properties, LLC, General Partner

Mack H. McClung, Sole Member of Gallardia Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK MCCLUNG, signing for Vastland Development Partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Vastland Development Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of July, 2025.

Notary Public

My Commission Expires: 03/09/2027

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SOLE MEMBER of GALLARDIA PROPERTIES, the within named bargainor, a limited liability company, and partner of Vastland Development Partnership, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of July, 2025.

Notary Public

My Commission Expires: 03/09/2027

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 July 15, 2025 (date of document).

Affiant Signature

Date July 15, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

