Karen Johnson Davidson County
Batch# 1302864 DEEDQC
07/28/2025 11:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250728-0059341

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive Nashville, Tennessee 37204

X-0662

Quitclaim Deed to Separate Previously Combined Lots (Map and Parcel Number 09112006600) into Two Map and Parcel Numbers

Address New Owner as follows:	**Send Tax Bills to:**	**Map and Parcel Numbers:**
McKiss, LLC 5065 Villa Crest Drive Nashville, Tennessee 37220	New Owner	09112006600 and new number to be assigned

For good and valuable consideration paid by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged, and for the express purpose of separating a single Map and Parcel Number (09112006600) into two separate Map and Parcel Numbers, the undersigned **McKiss, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby transfer and quitclaim unto **McKiss LLC,** a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee described as follows:

Tract I
BEING Lot No. 86 of Block 59 on the No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract II
BEING Lot No. 88 of Block 59 on the No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tracts I and II being all of the same property conveyed to McKiss, LLC, a Tennessee limited liability company, from John J. Greer, Jr. and wife, Malinda G. Greer, by Warranty Deed dated October 15, 2024, and of record as Instrument Number 20241016-0080116 in the Register's Office for Davidson County, Tennessee.

This property is known as **709 45th Avenue North, Nashville, Tennessee 37209**.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this conveyance is to separate the above-mentioned Tracts I and II, which are

currently combined under a single Map and Parcel Number (09112006600), into two separate Map and Parcel Numbers according to the historical separate lot description.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

In witness whereof, this instrument has been executed this 24th day of July, 2025.

Grantor:

McKiss, LLC, a Tennessee limited liability company

By: Luther T. McKnight, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Luther T. McKnight**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged that they are the authorized agent of **McKiss, LLC**, a Tennessee limited liability company and the within named bargainor, and that they as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company as its Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2025.

Notary Public
My Commission Expires: Sept 8th 2026

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 24th day of July, 2025.

Notary Public
My Commission Expires: Sept 8th 2026

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

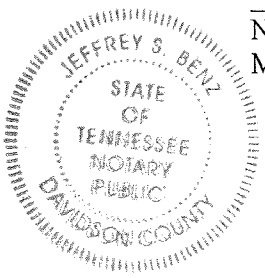
Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, 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 24, 2025**.

Mike Boyd
Date: July 28, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of July, 2025.



Notary Public
My commission expires: October 4, 2027