Karen Johnson Davidson County
Batch# 1305614 DEEDQC
08/04/2025 07:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250804-0061284

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
QUANTIS LLC	**SAME AS NEW OWNER**	
(NAME) **116 AGNES ROAD, STE 200**	(NAME)	**082 07 0 435.00**
(ADDRESS) **KNOXVILLE, TN 37919**	(ADDRESS)	
(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, **QUANTIS LLC - 632 N 5TH STREET SERIES, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **QUANTIS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE") ITS REPRESENTATIVES 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:

LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 31, ON THE PLAN OF VILLAGE MANOR, OF RECORD IN PLAT BOOK 3300, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 31 FRONTS 18.33 FEET ON THE WEST SIDE OF NORTH FIFTH STREET, AND RUNS BACK 150.94 FEET ON THE NORTH LINE AND 149.57 FEET (ERRONEOUSLY REFERRED TO AS 14957 FEEL, IN PREVIOUS QUIT CLAIM DEEDS) ON THE SOUTH LINE, TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 18.38 FEET.

BEING THE SAME PROPERTY CONVEYED TO QUANTIS LLC - 632 N 5TH STREET SERIES, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM DANIEL L. ROBINSON, OF RECORD IN INSTRUMENT NO. 20241001-0075887, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 26, 2024 AND RECORDED ON OCTOBER 01, 2024.

This is Improved Property commonly known as: 632 North 5th Street, Nashville, Tennessee, 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.

[Signature page of Quitclaim Deed]

Witness my hand this the 30 day of JULY, 2025.

QUANTIS LLC - 632 N 5TH STREET SERIES,
A TENNESSEE LIMITED LIABILITY COMPANY

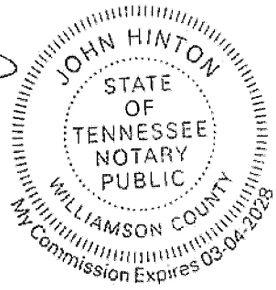
BY: _____
DAMIAN MINGLE, MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damian Mingle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager for Quantis LLC - 632 N 5th Street Series, A Tennessee Limited Liability Company and that he is authorized by Quantis LLC - 632 N 5th Street Series, A Tennessee Limited Liability Company to execute this instrument on its behalf as such Manager.

Witness my hand and official seal, this the 30 day of JULY, 2025.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Pam Autry, 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 30, 2025**.

Date

Affiant Signature

July 30, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **July**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)