QUITCLAIM DEED

Karen Johnson
Batch # 1366160
01/06/2026 11:30:33 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260106-0000953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

THE PURPOSE OF THIS DEED IS TO COMBINE TWO TRACTS/PARCELS INTO ONE PARCEL

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott Partners, LLC, a Delaware limited liability company	Elliott Partners, LLC, a Delaware limited liability company	105 14 0 049 00 & 105 14 0 50 00
(NAME)	(NAME)	
2122 Elliott Ave.	2403 Cassell St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Tampa, FL 33605	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ELLIOTT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **ELLIOTT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I:
Being the Northerly 75 feet of Lot No. 60 on the Plan of Waverly Place, as of record in Plat Book 57, Page 95, Register's Office for said County, Said Northerly 75 feet of said Lot No. 60 fronts 75 feet on the Eastwardly side of Elliott (formerly Forest) Avenue, and runs back between parallel lines Eastwardly 287.5 feet to an alley in the rear, showing 75 feet upon said alley and the Northerly line of said Lot No. 60 of said plan of Waverly Place.

Being the same property conveyed to Elliott Partners, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 20230823-0065822, in the Register's Office of Davidson County, Tennessee.

Parcel II:
Being part of Lot No. 60 on the Waverly Land Company's Plan of Lots called "Waverly Place" as of record in Plat Book 57, Page 95, Register's Office for said County. Beginning on the Easterly margin of Elliott Avenue (formerly Forest Avenue), at a point 75 feet South of the corner of Lots No. 59 and 60, thence with said avenue Southwardly 70 feet to the Northwest corner of the property conveyed to Amanda Grigsby by deed from Hiley A. Chenoweth of record in Book 1194, Page 556, said Register's Office, thence with Grigsby's Northerly line Eastwardly 287.5 feet to the Westerly margin of an alley, thence with said alley Northwardly 111.25 feet, more or less, to a point 75 feet South of the corner of Lots No. 59 and 60, thence Westwardly 287.5 feet to the beginning.

Being the same property conveyed to Elliott Partners, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 20230823-0065821, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS WHICH MAY AFFECT THE PREMISES.

THIS PURPOSE OF THIS DEED IS TO COMBINE THE 2 SEPARATE MAP AND PARCEL NUMBERS INTO 1 MAP AND PARCEL

unimproved
This is improved property, known as 2122 and 2204 Elliott Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 5th day of January, 2026.

ELLIOTT PARTNERS, LLC,

By: JAY TYLER PENNINGTON, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Jay Tyler Pennington, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Authorized Agent of Elliott Partners, LLC, the within named bargainor, a limited liability company, and that he as Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

WITNESS my hand, at office, this 5th day of January, 2026.

Notary Public

My Commission Expires: 10/4/27

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1