Karen Johnson
Batch # 1408272
04/20/2026 09:43:17 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260420-0032026

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED
FOR JOINDER OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	Parcel IDs:
MORE ON THIRD LLC	OWNER	08209033600 and
4219 Hillsboro Pike		08209034400
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **More on Third LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **More on Third LLC, a Tennessee limited liability company**, the **Grantee** herein, its successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

TRACT NO. 1

Land in Davidson County, Tennessee, being Lot Nos. 7, 8, 9 and the southerly 89 1/3 feet of Lot No. 10 in D.T. McGavock's First Addition to Nashville, a plan of which is recorded in Plan Book 10, pages 606, 607, and 608, Register's Office for said County, described as follows:

Said Lot Nos. 7, 8, 9, and the southern 89 1/3 feet of Lot No. 10 adjoin and front together 373 feet on the westerly margin of Third Avenue North and run back 177 feet along the southerly margin, being the northerly margin of Madison Street, and 177 feet along the northerly margin to the easterly margin of an alley on which it fronts 371 feet.

Being a portion of the same property conveyed to More on Third LLC, a Tennessee limited liability company, by Special Warranty Deed from Christine A. Taylor, as Successor Trustee of the William L. Taylor, Jr. Living Trust as established by the Revocable Trust Agreement of William L. Taylor, Jr., dated January 21, 1999, of record in Instrument No. 20250512-0036826, recorded on May 12, 2025 in the Register's Office for Davidson County, Tennessee.

For informational purposes only, this property is known as: 1205 3rd Ave N, Nashville, TN 37208; Parcel ID: 08209033600.

TRACT NO. 2

Land in Davidson County, Tennessee, being parts of Lots 10 and 11 on the plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606-609, Register's Office for said County, described as follows:

Beginning on the westerly margin of Third Avenue North, formerly College Street, at the southwest corner of the property conveyed to Hallie C. Webb and wife, by deed from J.W. Sona et al, of record in Book 1248, page 88, said Register's Office; thence with Webb's southerly line, westwardly 175 feet, more or less, to the easterly margin of an alley; thence with the same, southwardly 49 feet to the northwest corner of the property conveyed to Mamie L. Ryan, by deed from Charles Christopher Ryan, of record in Book 766, page 385, said Register's Office; thence with Ryan's northerly line, eastwardly 175 feet, more or less, to the westerly margin of Third Avenue North; thence with the same, northwardly 49 feet to the beginning.

Being a portion of the same property conveyed to More on Third LLC, a Tennessee limited liability company, by Special Warranty Deed from Christine A. Taylor, as Successor Trustee of the William L. Taylor, Jr. Living Trust as established by the Revocable Trust Agreement of William L. Taylor, Jr., dated January 21, 1999, of record in Instrument No. 20250512-0036826, recorded on May 12, 2025 in the Register's Office for Davidson County, Tennessee.

For informational purposes only, this property is known as: 1223 3rd Ave N, Nashville, TN 37208; Parcel ID: 08209034400.

The purpose for this conveyance is to join these tax parcels into a single tax parcel with one tax parcel identification number.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 17 day of April, 2026.

MORE ON THIRD LLC
a Tennessee limited liability company

By: Trimark Builders LLC, a Tennessee limited liability company
Its: Managing Member

By: _____
Michael A. Hartley
Its: Authorized Member

State of Tennessee)
County of Davidson)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael A. Hartley, the Authorized Member of the Managing Member of **MORE ON THIRD LLC**, a Tennessee limited liability company, personally known to me as the same person whose name is subscribed to the foregoing instrument as such Authorized Member of the Managing Member, appeared before me on this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of More on Third LLC, for the uses and purposes therein set forth.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of April, 2026.

_____
NOTARY PUBLIC

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 17 day of April, 2026.

_____
NOTARY PUBLIC

My Commission Expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028