Karen Johnson
Batch # 1411729
04/27/2026 11:51:36 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260427-0036245

This Instrument Was Prepared:
Todd A. Bricker
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Kevin McGinn 306 42nd Ave N. Nashville, TN. 37209	New Owner	Map: 104-01-0 Parcels: 422, 423, 424, 425, 426, 427

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **VALLEY VIEW PARTNERS, LLC,** a Tennessee limited liability company, (hereinafter referred to as the "Grantor"), pursuant to T.C.A. 48-249-605(c), does hereby quitclaim, transfer and convey unto **KEVIN McGINN**, all of its right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property located at 263, 265, 267, 269, 271 and 273 38th Avenue N, Nashville, Tennessee 37209.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of ~~March, 2025.~~ April, 2026.

VALLEY VIEW PARTNERS, LLC, a Tennessee Limited liability company

By: Kevin McGinn
Name: Kevin McGinn
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, KEVIN McGINN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of Valley View Partners, LLC, a limited liability company, the within named bargainer, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such Sole Member.

Witness my hand, at office, this 23rd day of ~~March, 2025.~~ April, 2026

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 8, 2029 COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/8/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this
27th day of ~~March, 2025.~~ April, 2026.

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. JANUARY 22, 2029 COUNTY OF DAVIDSON

Jean P. Shearer
Notary Public
My Commission Expires: 1-22-2029

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being a tract of land in the First Civil District of Nashville, Davidson County, Tennessee, and including all of Lot Nos. 1, 2, 3, 4, 5, 6, as shown on map entitled the Plan of Section Five, Valley View Subdivision, of record in Plat Book 3842, Page 3, in the Register's Office for Davidson County, Tennessee and being bounded on the east by 38th Avenue North and being more particularly described as follows:

BEGINNING at a point in the westerly margin of 38th Avenue North at a point South 2° 06' West 382.6 feet from the southerly margin of Dakota Avenue; thence along said westerly margin of 38th Avenue North, South 2° 06' West 231.0 feet to a point; thence with a curve to the right having a radius of 4749.5 feet and a central angle of 1° 12' a distance of 99.47 feet to a spike; thence leaving said westerly margin, North 86° 32' West 84.3 feet to a point; thence North 77° 16' West 51.2 feet to a point; thence North 89° 26' West 64.5 feet to a point; thence North 2° 06' East 306.7 feet to a point; thence South 87° 54' East 95.0 feet to a point; thence North 2° 06' East 14.0 feet to a point; thence South 87° 54' East 105.0 feet to the point of beginning, containing 1.46 acres, more or less.

Being the same property conveyed to Valley View Partners, LLC by deed from Kevin McGinn and Tim Wilson of record in Instrument No. 200807080070083, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 201311180118770 in the Register's Office for Davidson County, Tennessee.

THE ABOVE PROPERTY IS FURTHER DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF 38th AVENUE NORTH, BOUNDED ON THE SOUTH BY THE TRISHA JULIANO PROPERTY, AS OF RECORD IN INSTRUMENT NO. 201005060034810 (R.O.D.C.,TN), THE HERBERT LARRY CONDRA AND WIFE, DIANE CONDRA PROPERTY, AS OF RECORD IN DEED BOOK 7038, PAGE 942- (R.O.D.C.,TN), THE THERESE R. VOGEL PROPERTY, AS OF RECORD IN INSTRUMENT No. 200511080135163-(R.O.D.C., TN), AND THE MILDRED HUDGINS REALTY, LLC PROPERTY, AS OF RECORD IN INSTRUMENT No. 200211010 134422 (R.O.D.C., TN), BOUNDED ON THE WEST AND NORTH BY THE SKYVIEW APARTMENTS, L.P. PROPERTY, AS OF RECORD IN DEED BOOK 11213, PAGE 871- (R.0.D.C.,TN), LYING GENERALLY SOUTH OF DAKOTA AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE (FOUND) IN THE WESTERLY MARGIN OF 38TH AVENUE NORTH, SAID RAILROAD SPIKE BEING LOCATED APPROXIMATELY 382.6' SOUTHERLY OF THE SOUTHERLY MARGIN OF DAKOTA AVENUE, THENCE, CONTINUING WITH THE WESTERLY MARGIN OF 38th AVENUE NORTH, S06"29'28"W, 231.53' TO AN IRON ROD (SET) AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE HAVING A CENTRAL ANGLE OF 01°11'35", A RADIUS OF 4,749.50', A LENGTH OF 98.90', AND A CHORD BEARING AND DISTANCE OF S07°08'36"W, 98.89' TO AN IRON ROD (FOUND); THENCE, A COMMON LINE WITH

THE TRISHA JULIANO PROPERTY, AS OF RECORD IN INSTRUMENT No. 201005060034810-(R.O.D.C., TN), THE HERBERT LARRY CONDRA AND WIFE, DIANE CONDRA PROPERTY, AS OF RECORD IN DEED BOOK 7038, PAGE 942- (R.O.D.C.,TN), N81°57'50"W, 83.72' TO AN IRON ROD (FOUND) IN THE REAR LINE OF THE HERBERT LARRY CONDRA AND WIFE, DIANE CONDRA PROPERTY, AS OF RECORD IN DEED BOOK 7038, PAGE 942-(R.O.D.C.,TN); THENCE, CONTINUING WITH A COMMON LINE WITH THE HERBERT LARRY CONDRA AND WIFE, DIANE CONDRA PROPERTY, AS OF RECORD IN DEED BOOK 7038, PAGE 942- (R.O.D.C.,TN), AND THE THERESE R. VOGEL PROPERTY, AS OF RECORD IN INSTRUMENT No. 200511080135163-(R.O.D.C., TN), N72°41'50"W, 51.20' TO AN IRON ROD (FOUND) IN THE REAR LINE OF THE THERESE R. VOGEL PROPERTY, AS OF RECORD IN INSTRUMENT No. 200511080135163-(R.O.D.C., TN); THENCE CONTINUING WITH A COMMON LINE WITH THE THERESE R. VOGEL PROPERTY, AS OF RECORD IN INSTRUMENT No. 200511080135163-(R.O.D.C., TN), AND THE MILDRED HUDGINS REALTY, LLC PROPERTY,AS OF RECORD IN INSTRUMENT No. 200211010134422-(R.O.D.C.,TN), N84°51'50"W, 64.30' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE SKYVIEW APARTMENTS, L.P. PROPERTY, AS OF RECORD IN DEED BOOK 11213, PAGE 871-(R.O.D.C., TN), AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, WITH COMMON LINES WITH THE SKYVIEW APARTMENTS, L.P. PROPERTY, AS OF RECORD IN DEED BOOK 11213, PAGE 871-(R.O.D.C., TN) THE FOLLOWING 4 CALLS:

N06°40'10"E, 306.50' TO AN IRON ROD (FOUND):
S83°19'50"E, 95.00' TO AN IRON ROD (FOUND):
N06°40'10"E, 14.20' TO AN IRON ROD (FOUND):
S83°19'50"E, 103.39' TO THE POINT OF BEGINNING.

CONTAINING 63,232 SQUARE FEET, OR 1,452 ACRES, MORE OR LESS.

Being the same property conveyed to Valley View Partners, LLC by deed from Kevin McGinn and Tim Wilson of record in Instrument No. 201311180118772 in the Register's Office for Davidson County, Tennessee.

EXHIBIT A