Karen Johnson
Batch # 1437372
06/23/2026 03:32:52 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260623-0056705

This instrument prepared by:
Lesa H. Skoney (based upon
information furnished by the parties)
Tune, Entrekin & White, P.C.
500 11th Ave N. Ste 600
Nashville, TN 37203

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
2010 Acklen Avenue, LLC	Same	104-12-39.00
2010 Acklen Avenue		
Nashville, TN 37212		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

B-B

AFFIANT

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 23 day of June, 2026.

Lesa H Skoney

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/5/29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and No/100 ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Brian David Briggs, Grantor, do hereby transfer and convey unto 2010 Acklen Avenue LLC, a Tennessee Limited Liability Company, the Grantee, as a contribution of capital, all of my right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

Being the south part of the west ½ of Lot No. 236 on the Map of Christopher & Kirkman's Belmont park Addition, as of record in Book 57, page 158, Register's Office for said County, as follows:

Beginning at a point in the north margin of Acklen Avenue at the corner of Lots Nos. 26 and 27, said point being 137 feet east of the easterly margin of sidewalk which is in the right of way of 21st Avenue South; thence with the line between said Lots Nos. 26 and 27, northerly 97.5 feet; thence easterly 50 feet to a stake thence southerly 97.5 feet to an iron pin 1 the north margin of Acklen Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being a part of the northwest part of Lot 26 on the Map of Christopher and Kirkman's Belmont Park Addition as of record in Book 57, page 158, and described according to a survey thereof made October 31, 1972, by Southern Land Surveying Company Inc., as follows:

Beginning at a point South 82 degrees 05 min 27 sec East 146.5 feet from the east margin of 21st Avenue South in the south margin of a 15 foot alley; thence with said alley, South 82 degrees 05 min 27 sec East 44.5 feet to a point; thence leaving said alley, south 06 degrees 21 min 22 sec West 62.5 feet to a point; thence North 82 degrees 06 min 42 sec West 45.3 feet to a point; thence North 07 degrees 05 min 23 sec East 62.5 feet to the south margin of said alley to the point of beginning.

Being the same property conveyed to William E. Coakley and Brian Briggs as joint tenants with right of survivorship, by Quitclaim Deed of record in Instrument No. 20190319-0024804, Register Office of Davidson County. The said William E. Coakley having since died, the property vested in Brian Briggs as surviving joint tenant.

This is improved property generally located at 2010 Acklen Avenue, Nashville, Tennessee 37212.

In WITNESS WHEREOF, the undersigned has executed this instrument this 23 day of June, 2026.

BRIAN DAVID BRIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Brian Briggs, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of June, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/5/29.

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY