Karen Johnson Davidson County
Batch# 1456643 DEEDQC
08/07/2026 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260807-0073186

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. 67-4-409 et seq. _____, Affiant Sworn to and subscribed before me this 8/5/26, 2026. _____ Comm Exp: _____ Notary Public

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
M & R PARTNERSHIP		
935 3RD Avenue South	SAME AS NEW OWNER	098-15-253.00
Nashville, Tennessee 37210		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KERR BROTHERS & ASSOCIATES, INCORPORATED,** a Tennessee corporation, does hereby quitclaim, transfer, release, and convey any and all of its right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to **M & R PARTNERSHIP**, being more particularly described as follows:

TRACT NO. 1:

Land in Davidson County, Tennessee. being Lots Nos. G5, 5G, 57 and a part of Lot No. 58 on the Plan of Isaac Pnuls' Elysian Grove, of record in Plan Book 1, page 13-1. Chancery Court at Nashville, described as follows:

Beginning at a point in the westerly margin of 3rd Avenue, South, formerly College Street. at the south line of Petway Street or Hills Alley; thence southerly with the westerly margin of 3rd Avenue. South. 132 feet to a point, being the northwest corner of William Metz lot; thence westerly with said Metz north line, 135 feet, more or less, to an alley; thence with the easterly margin of said alley, northerly 132 feet to the south line of Petway Street or Hills Alley; thence with the southerly line of said alley, easterly 135 feet, more or less, to the beginning.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lot No. 59 and the southerly 18 feet of Lot No. 58 on the Plan of Paul's Elysian Grove Subdivision, of record in Plan Book 1, page 134, Chancery Court at Nashville.

Said Lot No. 59 and said part of Lot No. 58 front together 68 feet on the westerly margin of Third Avenue, South, formerly College Street, and extends back between parallel lines 135 feet, more or less, to an alley.

TRACT NO. 3:

Land in Davidson County, Tennessee, being Lots No. 60, 61 and the northerly part of Lot 62, in Issac Paul's Elysian Grove Plan, as of record in Plan Book 1, page 134, in the Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot No. 60 fronts 50 feet on the westerly side of Third Avenue, South, formerly College Street and runs back between parallel lines 132 feet, more or less to an alley.

Said Lot No. 61 fronts 50 feet on the west side of Third Avenue, South, formerly College Street, and runs back between parallel lines 138 feet to an alley.

Said northerly part of Lot 62 fronts 35 feet on the westerly side of Third Avenue, South, and runs back between parallel lines 137 feet to an alley.

Being the same property conveyed to KERR BROTHERS & ASSOCIATES, INCORPORATED from ROBERT A. MALLORY, JR., by Quitclaim Deed of record in Book 11406, Page 546, and from MARY LUCILLE KERR, Trustee of the KERR FAMILY TRUST, by Quitclaim Deed of record in Book 11406, Page 542, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The legal description is taken from the prior deed of record.

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

The improved property is known as **933-935 3rd Avenue, South, Nashville, Tennessee 37210**.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on July 24th, 2026.

KERR BROTHERS & ASSOCIATES, INCORPORATED

BY: Robert A. Mallory III
ROBERT A. MALLORY, Vice-President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert A Mallory Ill, the Vice President of Kerr Brothers & Associates, Incorporated, 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, as Vice President of Kerr Brothers & Associates, Incorporated, executed the foregoing instrument for the purposes therein expressed and contained.

WITNESS my hand and official seal at 935-3rd Ave So., Tennessee, this 7-22 2026.

Angela Clinard
NOTARY PUBLIC

My Commission Expires: 1-22-30

ANGELA CLINARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Jan. 22, 2030

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 24, 2026.

8/4/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 4th day of August, 2026

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028