QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140070346 DEEDQC
Recvd: 09/19/14 12:16 2 pgs
Fees:12.00 Taxes:0.00
20140919-0086274



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVIE ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP	EVIE ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP	91-11-0, 303
(NAME)	(NAME)	
4121 HILLSBORO PIKE, #302	4121 HILLSBORO PIKE, #302	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of Zero Dollars ($-0-), I, **RODNEY ROSENBLUM**, Grantor, by these presents do hereby quitclaim and convey unto **EVIE ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP**, its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT 1

Being Lot Nos. 906 and 908 of Block 114, on the Plan of West Nashville No. 1, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 906 and 908 fronts together 50 feet on the southerly side of Alabama Avenue and extend back between parallel lines 150 feet to an alley.

TRACT 2

Being Lot Nos. 902 and 904 of Block No. 114, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 902 and 904 front together 60 feet on the southerly line of Alabama Avenue and run back between parallel lines with the westerly margin of 50th Avenue North, formerly 9th Street, 150 feet to an alley.

Being the same property conveyed to RODNEY M. ROSENBLUM, by deed from RODNEY M. ROSENBLUM, EXECUTER OF ESTATE BAYLIE SCHKLAR ROSENBLUM, DECEASED of record as Instrument No. 20050628-0074502, dated June 21, 2005, said Register's Office. And by Last Will and Testament of Baylie Schklar Rosenblum of record in Will Volume 5812, page 18815509, Probate Case No. 05P643, Probate Court of Davidson County, Tennessee.

Tract Nos. I and II and further described as follows:

BEING located in the 24th Civil District of Davidson County, Tennessee, being located southwesterly of the Alabama Avenue and 50th Avenue North intersection and being all of the Rodney M. Rosenblum Property recorded as Instrument #20050628-0074502, in the Register's Office of Davidson County, Tennessee and being all of Lots 902, 904, 906 and 908 of Block 114 of Plan of West Nashville No. 1, recorded as Plat Book 57, Page 74 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new brass disk monument in the southerly right-of-way of Alabama Avenue and westerly right-of-way of 50th Avenue North, said monument being 10.00' east of the northeasterly

corner common to Lot 902 of Block 114 of Plan of West Nashville No. 1, recorded as Plat Book 57, Page 74 in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Alabama Avenue and continuing along with the westerly right-of-way of 50th Avenue North, S 02°08'43" E a distance of 150.00' to a new brass disk monument, said monument being the northerly right-of-way of Public Alley #1200;

Thence leaving said westerly right-of-way of 50th Avenue North and continuing along with the northerly right-of-way of Public Alley #1200 and southerly line of Lots 902, 904, 906 and 908 of Block 114 of Plan of West Nashville No. 1, S 87°51'17" W a distance of 110.00' to a new iron pin monument, said monument being the southeasterly corner common to Lot 910 of Block 114 of Plan of West Nashville No. 1;

Thence leaving said northerly right-of-way of Public Alley #1200 and continuing along with the easterly line of Lot 910 of Block 114 of Plan of West Nashville No. 1, N 02°08'43" W a distance of 150.00' to an existing 1\2" iron pin monument, said monument being a point in the southerly right-of-way of Alabama Avenue;

Thence leaving said easterly line of Lot 910 of Block 114 of Plan of West Nashville No. 1and continuing along with the northerly line of Lots 902, 904, 906 and 908 of Block 114 of Plan of West Nashville No.1 and southerly right-of-way of Alabama Avenue, N 87°51'17" E a distance of 110.00' to a new brass disk, which is the point of beginning, having an area of 16,500.00 square feet, 0.38 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated September 8, 2014.

Being the same property conveyed to RODNEY M. ROSENBLUM, by deed from RODNEY M. ROSENBLUM, EXECUTER OF ESTATE BAYLIE SCHKLAR ROSENBLUM, DECEASED of record as Instrument No. 20050628-0074502, dated June 21, 2005, said Register's Office and by Last Will & Testament of Baylie Schklar Rosenblum of record at Will Volume 5812/1881508, Probate Case No.: 05PG43, Probate Court of Davidson County, TN.

This is not residential property, and I have never resided at the property.

unimproved ☐
This is improved X property, known as 5001 ALABAMA AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, its successors and assigns forever subject to:

1. General or special taxes and assessments for the year 2014 and subsequent years for Map-Par. 091-11-0-303.00.

2. Matters shown on the Plan of record in Plat Book 57, page 74, said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand this the 18TH day of SEPTEMBER, 2014.

Rodney Rosenblum
RODNEY ROSENBLUM, GRANTOR

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 **RODNEY ROSENBLUM**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2014.

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires AUG. 23, 2016