BILL GARRETT, Davidson County
Trans:T20150003457 DEEDQC
Recvd: 01/14/15 12:22 2 pgs
Fees:12.00 Taxes:0.00
20150114-0004022

Prepared from information furnished by the parties.

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 13th DAY OF January, 2015.

Notary Public
My Commission Expires: 7-2-18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FROM:	TO:
RIVER ROAD PARTNERSHIP	BERNARD J. PICKNEY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Bernard J. Pickney 4604 Dakota Ave. Nashville, TN 37209	Bernard J. Pickney 4604 Dakota Ave. Nashville, TN 37209	#10301006300

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, River Road Partnership, a Tennessee general partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto Bernard J. Pickney, _____, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 13 on the unrecorded Map of John B. Cowden Subdivision No. 3 and described according to a survey thereof made November 16, 1946, by Norris H. Hickerson, Surveyor, as follows:

Beginning at a point in the southerly Margin of Neighborly Ave. (formerly John B. Street) at the common corner of Lot Nos. 12 and 13 being 100 feet Southwest from the west margin of Marcia Ave (formerly Cowden Street) ,thence with the line between Lot Nos. 12 and 13, south 26 degrees East 253.8 feet to a point, thence South 39 degrees West 100 feet to a corner of Lot No. 14, thence with the line between Lots 13 and 14, North 26 degrees West 253.8 feet to the Margin of Neighborly Ave, thence with the margin of the same North 39 degrees East 100 feet to the point of beginning.

Being the same property conveyed to River Road Partnership, a Tennessee general partnership, by Quitclaim Deed from CLP Limited Partnership of record in Instrument 20140711-0061223, said Register's Office.

The street address of the Real Property is 6105 Neighborly Ave. – Nashville, TN. 37209, ____ Unimproved/ __X__ Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 13th day of JANUARY, 2015.

GRANTORS – River Road Partnership

By: Bernard J. Pickney, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernard J. Pickney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the General Partner, of River Road Partnership, the within named bargainer, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of JANUARY, 2015.

My commission expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.