THIS INSTRUMENT WAS PREPARED BY:
Chaffin & Burnsed, PLLC
49 Music Square West, Suite 502
Nashville, TN 37203

Davidson County DEEDQC
Recvd: 12/28/16 15:16 4 pgs
Fees:22.00 Taxes:0.00
20161228-0136555

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me this the 22nd day of December

Notary Public

My Commission Expires: 3-16-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
RAK Properties Family, LLC P.O. Box 1605 Brentwood, TN 37024	**RAK Properties Family, LLC** PO BOX 1605 BRENTWOOD, TN 37024	**092-08-0-195.00**

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ronald D. Atkisson and wife, Karen A. Atkisson** by these presents does hereby quitclaim and convey his entire undivided interest in the real properties described below unto **RAK PROPERTIES FAMILY, LLC**, their heirs and/or assigns, together with all other right, title and interest he may have in and to the following described tract or parcel of land in Davidson County, Tennessee, described as follows To-wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 13 on the Map of The Unsold Lots of Samuel Watkins, deceased, of record in Plat Book 57, Pages 13, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 26.5 feet on the northerly side of Charlotte Avenue formerly Cedar Street and runs back between lines, 146 feet more less on the easterly line and 146 feet more or less on the westerly line , to the southerly margin of Shankland Alley, measuring 32 feet more or less thereon.

Except there has been condemned or taken away by the State of Tennesee in fee simple for Project I-40-4 (18) 208 from the above-described property, by the right of eminent domain, which before contained 4,275 sq. ft., the said part taken is described as follows:

Beginning at a point in the northerly margin of Charlotte Avenue, south 61 degrees 26 minutes 08 seconds west 83.00 feet from the intersection of the northerly margin of Charlotte Avenue and the westerly margin of 13th Avenue, as surveyed along the northerly margin of Charlotte Avenue, said point being the southeast corner of a tract of land conveyed to N.S. Holiday and wife, as of record in Book 2203, Pages 584, Register's Office for Davidson County, Tennessee, and the southwest corner of a tract conveyed to Frank Finkelstein, as of record in Book 3311, Page 52, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts, north 26 degrees 56 minutes 46 seconds west 52.91 feet to a point, said point being on an arc having a radius of 25 feet; thence westerly along said arc. Curving to the right, 19.12 feet to a point of tangency; thence south 60 degrees 16 minutes 55 seconds west 10.75 feet to a pint in the common line between said N.S. Holiday tract and a tract of land conveyed to Arthur Sender and wife, as of record in Book 2488, Page 432, Register's Office for Davidson County, Tennessee; thence the common line between the last two mentioned tracts, south 28 degrees 28 minutes 13 seconds east 45.36 feet to appoint in the northerly margin of Charlotte Avenue; thence with the northerly margin of Charlotte Avenue and the southerly boundary of said N.S. Holiday tract, north 61 degrees 26 minutes 08 seconds east 26.50 feet to the point of beginning, containing 1,274 square feet, and over which there is the right of access.

Except for a slope easement which has been condemned or taken by the State of Tennessee which is described as follows:

Beginning at a point in the common line between the westerly boundary of a tract of land conveyed to N.S. Holiday and wife, as of record in Book 2203, Page 584, Register's Office for Davidson County, Tennessee., and the easterly boundary of a tract of land conveyed to Frank Finkelstein, as of record in Book 3311, Page 52, Register's Office for Davidson County, Tennessee, said point being north 26 degrees 56 minutes 46 seconds west 52.91 feet from the northerly boundary of Charlotte Avenue as surveyed along said common line: thence continuing along said common line north 26 degrees 56 minutes 46 seconds west 38.76 feet to a point: thence south 15 degrees 24 minutes 08 seconds east 34.38 feet to a point: thence south 30 degrees 18 minutes 47 seconds west 24.76 feet to a point in the common line between said N.S. Holiday tract of land conveyed to Arthur Sender and wife, as of record in Book 2488, Page 432, Register's Office for Davidson County, Tennessee, thence with and binding on the Right-of-Way taking previously described herein, north 60 degrees 16 minutes 55 seconds east 10.75 feet to a point of curvature of an arc having a radius of 25 feet: thence northerly along said arc, curving to the left, 19.12 feet to the point of beginning, containing 292 square feet.

Being the same property conveyed to Ronald D. Atkisson and wife, Karen A. Atkisson by deed from Clark H. Tidwell and wife, Ann Dobson Tidwell, dated December 2, 2014, of recording in Instrument No. 20141203-0110926, Register's Office for Davidson County, Tennessee.

Being unimproved property known as 1308 Charlotte Avenue, Nashville, TN

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of December, 2016.

Grantors:

Ronald D. Atkisson

Karen A. Atkisson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Ronald D. Atkisson and wife, Karen A. Atkisson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 22nd day of December, 2016.

Notary Public

My Commission Expires: 3-16-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

True Copy Certification

I, Heather D. Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Janet E. Gers, a notary public for this county and state, Heather D. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Janet E. Gers

Notary's Signature

My Commission Expires:

3-6-18

