QUITCLAIM DEED

BILL GARRETT, Davidson County

Trans: T20170007115 DEEDQC

Recvd: 01/25/17 10:20 2 pgs

Fees: 12.00 Taxes: 0.00

20170125-0008053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carve Developments, LLC (NAME)	Same (NAME)	91-02-0031
2206 21st Ave. S #200 (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RADIUS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND STEPHEN DAVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **CARVE DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING LOT NO. 1 OF BLOCK 21, ON THE PLAN OF CHEROKEE PARK SUBDIVISION, OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1 FRONTS 50 FEET ON THE NORTHERLY SIDE OF CALIFORNIA AVENUE AND EXTENDS BACK NORTHERLY BETWEEN PARALLEL LINES WITH THE WESTERLY LINE OF 62ND AVENUE NORTH, FORMERLY 21ST STREET, 150 FEET TO AN ALLEY, AND MEASURES 50 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RADIUS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND STEPHEN DAVES, BY WARRANTY DEED FROM FRANCES BIBEE, OF RECORD IN INSTRUMENT NUMBER 20160708-0070041, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JULY 5, 2016.

SAID PROPERTY HAVING NEVER BEEN USED AS A MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved**

property known as **6200 California Avenue, Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 20 day of January, 2017.

Stephen Daves

Radius Investments, LLC
By: Ted Pins, Sole Member

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Daves**, 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 and official seal, this the 20 day of January, 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of January, 2017, before me personally appeared **Ted Pins**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Radius Investments, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Radius Investments, LLC, as Sole Member.

Witness my hand and official seal, this the 20 day of January, 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212