QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-10-19

(AFFIX SEAL)

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

BILL GARRETT, Davidson County
Trans:T20170052275 DEEDQC
Recvd: 06/19/17 14:30 4 pgs
Fees:22.00 Taxes:0.00

20170619-0061425

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Knestrick Properties Holdings, LLC	NEW OWNER	119-5/129 and 131
(NAME)	(NAME)	
2617 Grandview Avenue, Suite 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WILLIAM E. KNESTRICK**, A TENNESSEE RESIDENT HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY TO **KNESTRICK PROPERTIES HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. I:
Parcel No. I:

Land in Davidson County, Tennessee being Lot No. 392 on the Plan of Grandview Heights, as of
record in Book 161, Page 14 and 15, Register's Office for Davidson County, Tennessee, said Lot No. 392 fronts 50 feet on the Westerly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

Parcel No. II:
Land in Davidson County, Tennessee being the Southerly 10 feet of Lot No. 393 on the Plan of
Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County. Said part of Lot No. 393 fronts 10 feet on the Westerly side of Caldwell Avenue and extends back Westwardly between parallel lines 150 feet to an alley.

Parcel No. III:
Land in Davidson County, Tennessee, being Lot No. 68 on the revised and corrected plan of
Thompson and Rings Subdivision of Edenwold Park, as of record in Book 421, Page 153, Registers office for Davidson County, Tennessee, as follows:

Beginning on the Westerly margin of Grandview Avenue (formerly Caldwell Avenue) at the corner of Lots 67 and 68; thence in a Westerly direction with the line between said lots 178 feet; thence Westerly 39.6 feet to the Easterly margin of an alley; thence with said alley Northwardly 35 feet to the Southwest corner of Lot No. 69; thence with the line between Lots 68 and 69 Eastwardly 200 feet to the Westerly margin of Grandview Avenue; thence with said Avenue Southwardly 50 feet to the beginning.

Being the same property conveyed to William E. Knestrick by Deed from Walter G. Knestrick of record as Instrument No. 20050525-0059183, dated May 19, 2005, recorded May 25, 2005, Register's Office for Davidson County, Tennessee.

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Tract No. II:

Land in Davidson County, Tennessee, being Lot No. 67 on the revised and corrected plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 421, Page 155, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Caldwell, formerly Marshall, Avenue at the corner of Lots Nos. 66 and 67; thence in a Westerly direction with the line between said two lots, 188 feet; thence Westerly 50.4 feet to the Easterly margin of an alley; thence with said alley Northwardly 50 feet to the Southwest corner of Lot 68; thence with the line between Lots Nos. 67 and 68 Eastwardly 39.6 feet; thence Eastwardly 178 feet to the Westerly margin of Caldwell Avenue; thence with said Avenue Southwardly 50 feet to the point of beginning.

Being the same property conveyed to William E. Knestrick by Deed from Walter G. Knestridc, recorded November 27, 2007 of record as Instrument No. 20071127-0137771, Register's Office for Davidson County, Tennessee.

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Tract No. III

Land in Davidson County, Tennessee, being Lot No. 69 on the Revised and Corrected Plan of Thompson & Ring's Edenwold Park Subdivision, of record in Book 332, Page 29, Register's Office for said County.

Said Lot No. 69 fronts 32 feet on the Westerly side of Caldwell Avenue, formerly Marshall Avenue, and runs back between lines, 137 feet more or less on the North line and 175 feet more or less on the South line, to an alley, measuring 85 feet more or less thereon.

Being the same property conveyed to William E. Knestrick by deed from Walter G. Knestrick, recorded November 27, 2007, of record as Instrument No. 20071127-0137771, Register's Office for Davidson County, Tennessee.

Part of the above described tracts are also known as Lot 1, Knestrick Subdivision of record in Plat Book 6900, Page 523, Revised in Plat Book 6900, Page 554.
Being Lot No. 391 is described as follows:

|Beginning on the west side of Caldwell Avenue at the southeast corner of Lot No. 392; thence westerly with eh line between lots 391 and 392, 150 feet to an alley; thence with said alley in a southerly direction 4.8 feet to the south boundary of Grandview Heights; thence in an easterly direction with said boundary 154.9 feet to Caldwell Avenue; thence northerly with the west side of Caldwell Avenue 42 feet to the beginning.

Being the same property conveyed to William E. Knestrick by quitclaim deed from Anne Knestrick of record in Instrument Number 20071207-0141720 dated December 5, 2007, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☐ property, known as 2617 Grandview Avenue, Nashville, Tennessee

(House Number) (Street) (City or Town) (State) (Postal Zip)

(SIGNATURE ON FOLLOWING PAGE)

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.

Witness my hand this 8th day of June, 2017.

William Knestrick

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

PERSONALLY APPEARED BEFORE ME, Hannah A. Kolb, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared William Knestrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, and that William Knestrick, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on this 8th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 5/5/2020

(NOTARY SEAL)

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020