Davidson County DEEDQC
Recvd: 07/19/17 11:29 4 pgs
Fees:22.00 Taxes:0.00
20170719-0072747

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33635	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 19th day of July, 2017. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

QUITCLAIM DEED

Address New Owner: Jeffrey A. Zeitlin 4301 Hillsboro Road, Suite 100 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 081 08 019 000 and 081 080 19100

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, YMZ Partners, LLC, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto Jeffrey A. Zeitlin, ("Grantee"), his heirs and assigns the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is real property known as 700 and 706 Buchanan Street, Nashville, TN, 37208.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 19th day of July, 2017.

YMZ PARTNERS, LLC, a Tennessee limited liability company

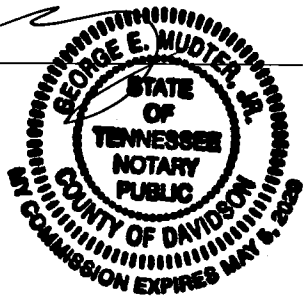
By: _____
Jeffrey A. Zeitlin, Authorized Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeffrey A. Zeitlin., the 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 and who further acknowledged that he is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of July, 2017.

_____
Notary Public



My Commission Expires:

EXHIBIT "A"

Tract 1:

700 Buchanan Street Nashville, Tennessee – Map & Parcel 08108019100

Land in Davidson County, Tennessee, being the easterly 56 feet of Lot No. 408 and the easterly 56 of Lot No. 410 on the Map of North Nashville Realty Company, of record in Book 21, Page 105, Register's Office for said County, more particularly described according to a survey dated June 18, 1951, made by Norris H. Hickerson, Surveyor, as follows:

Beginning at an iron pin in the north margin of Buchanan Street, 56 feet west of the southwest corner of the intersection of said Buchanan Street and 7th Avenue North; thence North 32 degrees West 80 feet to an iron pin; thence North 58 degrees East 56 feet to an iron pin in the West margin of 7th Avenue North; thence South 32 degrees East along the West margin of said Avenue 80 feet to an iron pin; thence South 58 degrees West 56 feet to the point of beginning.

Tract 2:

706 Buchanan Street Nashville, Tennessee – Map & Parcel 08108019000

Being the westerly 56 feet of the easterly 112 feet of Lot No. 408 and the westerly 56 feet of the easterly 112 feet of the southerly 30 feet of Lot No. 410 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, said Register's Office. Said parts of said lots front 56 feet on the northerly side of Buchanan Street and run back between parallel lines to and 56 feet West of 7th Avenue North, 80 feet to a dead line.

The said Tract 1 and Tract 2 being the same property conveyed to YMZ Partners, LLC, a Tennessee limited liability company, by deed dated April 26, 2017 from George Eloise Harris a/k/a Georgia Harris, an unmarried woman, Instrument No. 20170428-0042053, recorded in Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

