QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: 08-20-2019

(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

O-AP-17-2210

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Carter	SAME	105140081 00
(NAME)	(NAME)	
2210 8th Ave S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170065989 DEEDQC
Recvd: 08/01/17 13:36 2 pgs
Fees:12.00 Taxes:0.00
20170801-0078082

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUSTRALUS PHYSIOTHERAPY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM CARTER, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND located in the 17th Council District of Nashville, Davidson County, Tennessee on the Easterly margin of 8th Avenue South, 200 feet South of Prentice Avenue, said land being a part of Lot 7, Block 3 on the Map of Yarbrough's Subdivision of Woodland recorded in Book 57, Page 155, Register's Office for Davidson County, Tennessee, and described according to a Boundary Survey dated August 1, 2007 by Campbell, McRae & Associates Surveying, Inc. (John Hood TN. R.L.S.#1838) as follows:

BEGINNING at an iron rod (new) on the present Easterly margin of 8th Avenue South, said rod being in the Southerly line of Lot 7, Block 3 and the Northerly line of Lot 1, Block 4 on the Map of Yarbrough's Subdivision of Woodland at the Northwest corner of the Sarah D. St. Charles Land (Book 10107, Page 686, Register's Office for Davidson County, Tennessee) and being located N 15°24'48" W 50.00 feet (as measured along said Easterly margin of 8th Avenue South) from said St. Charles's Southwest corner; Thence with said Easterly margin, N 15°24'48" W 50.00 feet to an iron rod (new) in the Southerly line of Lot 6, Block 3 of said Yarbrough's Subdivision owned by Harris J. Pearce (Instrument #20040326-0034572, Register' Office for Davidson County, Tennessee); Thence leaving said Easterly margin with the line between said Lots 6 & 7, Block 3 N 74°31'39" E 156.22 feet to an iron rod (new) in the Westerly margin of an alley (15 foot R.O.W.); Thence with said Westerly margin S 15°30'00" E 50.00 feet to an iron rod (new) at said St. Charles Northeast comer; Thence with the line between said Lot 1, Block 4 and said Lot 7, Block 3 S 74°31'39" W 156.30 feet to the point of beginning containing 7,812.90 sq. ft. or .018 acres more or less.

Being the same property conveyed to Australus Physiotherapy, LLC, a Tennessee limited liability company, by Warranty Deed from Latocki Team Creative, LLC, a Tennessee limited liability company, of record in Instrument Number 20070928-0115919, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2210 8th Ave S., Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 27th day of July, 2017.

Australus Physiotherapy LLC

BY: _____
Adam Carter
Sole Member

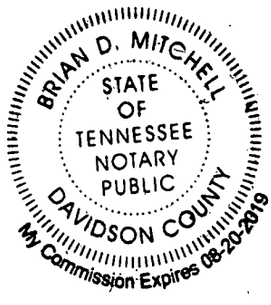
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Australus Physiotherapy LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of July, 2017.

_____
Notary Public

My Commission Expires:



Return to:

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Nashville, TN 37212
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