QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 8463 DEEDQC
10/04/2017 11:20:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171004-0101825

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Bill E. Hosner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

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)
Grant Ventures, LLC	**Same**	
(NAME)	(NAME)	
4918 Tyne Valley Blvd		**Map 92-7 Parcel 145**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **21ST AVENUE NORTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled J. B. Davis' Subdivision of record in Book 57, Page 96, and in Book 161, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but specifically excluded there from is that portion of said property lying 50 feet easterly from the centerline of the railroad as set forth in the deed from the Tennessee Central Railway Company to the Illinois Central Railroad Company of record in Book 4319, Page 138, said Register's Office.

Said property being more particularly described as follows:

Said part of Lot No. 2 front 33-1/2 feet on the westerly side of 21st Avenue, North, formerly Tweed Street, and runs back between 100 feet, more or less, to a dead line, measuring 33-1/2 feet thereon.

Being part of the same property conveyed to **21st Avenue North, LLC**, A Tennessee limited liability company, by Special Warranty Deed from **Felicia A. Pratt and Myles Owens, IV** of record in Instrument Number 20160517-0049289, Register's Office for Davidson County Tennessee dated the 17th day of May, 2016.

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: **803 21ST Avenue North, Nashville, Tennessee 37208**
(House Number) (Street) (City or Town) (State) (Postal Zip)

21st Avenue North, LLC

Member: Grant Ventures, LLC

By: _____
Louise Gilchrist Grant, Member

Member: Titus Young Real Estate, LLC

By: _____
Dwayne J. Wootson

STATE OF TN)
COUNTY OF Davidson)

On this the 22 day of Sept., 2017, before me personally appeared **Louise Gilchrist Grant**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be one of the **Members** of **Grant Ventures, LLC, which is a Member of 21st Avenue North, LLC** the within named bargainor, and that she as such **Member of Grant Ventures, LLC,** and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Grant Ventures, LLC which is Member of 21st Avenue North, LLC** , by herself as **Member.**

Witness my hand and official seal, this the 22 day of Sept., 2017.

_____
Notary Public

My Commission Expires: 7-11-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

On this the 22 day of SEPT, 2017, before me personally appeared **Dwayne J. Wootson**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Managing Member** of **Titus Young Real Estate, LLC, which is a Member of 21st Avenue North, LLC** the within named bargainor, and that she as such **Managing Member of Titus Young Real Estate, LLC** and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Titus Young Real Estate, LLC which is Member of 21st Avenue North, LLC** , by himself as **Member.**

Witness my hand and official seal, this the 22 day of SEPT, 2017.

_____
Notary Public

My Commission Expires: 7-11-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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