Bill Garrett Davidson County
Batch# 9498 DEEDQC
10/06/2017 03:57:54 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171006-0103071

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Ava Joann, LLC 1206 Buchanan Street Nashville, Tennessee 37208	New Owner	092-07-0-042.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GEORGE JOHNSON** and wife, **PATRICIA JOHNSON,** (collectively, "Grantor"), does hereby quitclaim and convey unto **AVA JOANN, LLC**, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument may be executed in counterparts.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 6th day of October, 2017.

[Signature page to Quitclaim Deed]

GRANTOR:

George Johnson

Patricia Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared George Johnson, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 6th day of October, 2017.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Patricia Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 6th day of October, 2017.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 6th **day of October, 2017.**

Amber Fathere
NOTARY PUBLIC

My Commission Expires:

4/21/20

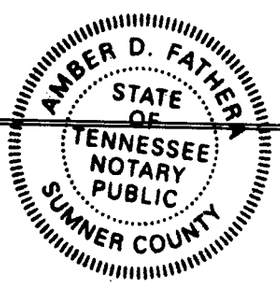


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being Lot Nos. 7, 8, and 9 on the Plan of Ashcraft's Subdivisions of Lot No. 14 in Harding Lytle Tract, as of record in Book 57, Page 162, Register's Office, Davidson County, Tennessee.

Said Lots No. 7, 8, and 9 front 25 feet each on the southerly side of Hermosa Street and runs back between parallel lines 159.9 feet to an alley.

Being the same property conveyed to George Johnson and wife, Patricia Johnson by deed of record in Book 11602, Page 166, Register's Office for Davidson County, Tennessee.

This is improved property known as 1905 Hermosa Street, Nashville, Tennessee 37208.