Bill Garrett Davidson County
Batch# 23217 DEEDQC
11/07/2017 11:34:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171107-0114548

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHESTER PARTNERSHIP, GP	**SAME**	**060-07-0-041.00**
(NAME) **P. O. BOX 160591**	(NAME)	**061-16-0-135.00**
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND VELA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **CHESTER PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I – Map & Parcel #060-07-0-041.00, 2920 Lyndale Dr., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 77, on the Plan of Hillhurst Acres, Section 4, of record as Plat Book 2331, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 77 fronts 130 feet on the easterly side of Lyndale Drive and extends back between lines 249.6 feet on the southerly side and 219.8 feet on the northerly side to a dead line in the rear on which it measures 155.7 feet.

Being the same property conveyed to COLSON SERVICES, LLC, AND VELA PROPERTIES, LLC, AS TENANTS IN COMMON, by deed from EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, of record as Instrument No. 20121002-0089908, dated September 28, 2012, said Register's Office.

Tract II-Map & Parcel #061-16-0-135.00, 4112 Addine St., Nashville, TN 37216

Land in Davidson County, Tennessee, being Lot No. 4, Block E, on the plat of Greenland Estates, of record in Plat Book 974, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to COLSON SERVICES, LLC, AND VELA PROPERTIES, LLC, by deed from COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20130226-0018962, dated February 25, 2013, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2331, page 136 (Tract I), Plat Book 974, page 13 (Tract II), and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2920 LYNDALE DR., NASHVILLE, TN 37207 & 4112 ADDINE ST., NASHVILLE, TN 37216**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 our hands this 2nd day of November, 2017.

COLSON SERVICES, LLC

BY: DAVID VERNICH,
CHIEF MANAGER/SOLE MEMBER

VELA PROPERTIES, LLC

BY: RICHARD RIBEIRO,
CHIEF MANAGER/SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID VERNICH,** 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 Chief Manager/Sole Member of **COLSON SERVICES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager/Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COLSON SERVICES, LLC,** by himself as such Chief Manager/Sole Member.

Witness my hand and official seal at office this 2nd day of November, 2017.

Notary Public

DEBORAH S. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: **November 5, 2018**

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RICHARD RIBEIRO,** 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 Chief Manager/Sole Member of **VELA PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager/Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **VELA PROPERTIES, LLC,** by himself as such Chief Manager/Sole Member.

Witness my hand and official seal at office this 2nd day of November, 2017.

Notary Public

DANIEL S. MCCASLIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My commission expires: 7/16/2019