Quitclaim Deed

2017-843

Bill Garrett Davidson County
Batch# 40215 DEEDQC
12/21/2017 10:35:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171221-0129994

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 30 day of November, 2017

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
TriTrust Partners, LLC 1307 2nd Avenue N Nashville, TN 37206	SAME	071-14-0-334.00

KNOW ALL MEN BY THESE PRESENTS that **TriTrust Partners,General Partnership**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **TriTrust Partners,LLC** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

The land with all the buildings and improvements thereon, situated at 18, 20, 22 Ligon Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Tract II: Being Lot No. 32 of Block "A" on the Map of East View Subdivision; of record in Book 547, Page 64, Register's Office for said County. Said lot fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a deadline. Included in the above description, but expressly excluded there from Is the following described property conveyed to the State of Tennessee, by deed from Vera D. Lawhorn, et al, of record in
Book 3162, Page 187, Register's Office for Davidson County, Tennessee, as follows: Beginning at a point in the north margin of Ligon Avenue and in the West boundary line of said Lot No. 32 and runs with said boundary line North 7 degrees 40 East, 120 feet to a point; thence with the north boundary line of Lot No. 32, South 82 degrees 20' 35" East 6 feet to a point; thence South 5 degrees 42' West, 120.2 feet to a point in the north margin of Ligon Avenue; thence with said margin North 82 degrees 20' West 10 feet to the point of beginning, containing 960 square feet, more or less.

Tract III: Being Lot No, 34 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County, Said Lot No, 34 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract IV: Being Lot No. 33 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 33 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract V: Being Lot No. 35 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 35 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Being the same property conveyed to TriTrust Partners, General Partnership from Jeff Kendig by Warranty Deed dated July 19, 2017and recorded July 31, 2017 in Instrument Number 20170731-0077120, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property known as 18, 20, 22 Ligon Avenue, Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 30 day of November, 2017.

Norma Crow

TriTrust Partners,General Partnership
By: Norma Crow, Partner

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner (or other officer authorized to execute the instrument) of TriTrust Partners, General Partnership, the within named bargainor, and that such Partner or officer as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the TriTrust Partners, General Partnership, as Partner.

Witness my hand and seal this 30 day of November, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County