Bill Garrett Davidson County
Batch# 42603 DEEDQC
12/29/2017 09:00:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171229-0132169

This Instrument Was Prepared By:
William Davis, Attorney, P.C.
219 Ward Circle, Ste 6
Brentwood, TN 37027

# QUITCLAIM DEED

**FROM:** Suri Ramanna

**TO:** 705 4th Ave South Holding Company, LLC

**SEND TAX BILLS TO:**

705 4th Ave South Holding Company, LLC
c/o Suri Ramanna
217 Ward Circle
Brentwood, TN 37027

**MAP-PARCEL NUMBERS: 93-14-168**

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 19 day of December, 2017.

Notary Public
My Commission Expires: July 8, 2019

T J RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

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FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, I, Suri Ramanna, do hereby quitclaim, and by these presents do transfer and convey all of my right, title, and interest unto 705 4th Ave South Holding Company, LLC, the said Grantee, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1: Land in Davidson County, Tennessee, being part of Lot No. 43 on the plan of Barrow Grove, as recorded in Book "S", pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 30 feet South of southeast Corner of the property conveyed to Hooper Jones by deed from Leon Gilbert, of record in Book 1085, page 633, Register's Office for Davidson County, Tennessee; thence westwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more or less, to the westerly margin of 4th Avenue South; thence with the westerly margin of same, northwardly 30 feet to the point of beginning.

TRACT 2: Land in Davidson County, Tennessee, being the southerly 24 feet of Lot No. 42 and the northerly 6 feet of Lot No. 43 in Barrows Grove Plan of Lots as of record in Book "S", pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee. Said southerly part of Lot No. 42 and the northerly part of Lot No. 43 together front 30 feet on the westerly side of 4th Avenue South, formerly Cherry Street, and run back between parallel lines 165 feet to an alley.

TRACT 3: Land in Davidson County, Tennessee, being a lot in the Barrow Grove Addition to South Nashville, and described as follows: Beginning in the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 31 feet southwardly from Elm Street, and running southwardly with 4th Avenue South 40 feet, more or less, to Petit's northeast corner; thence at right angles to said westwardly 165 feet to an alley; thence northwardly with the eastern margin of said alley 40 feet more or less to Whorley's southwest corner;

thence eastwardly with Whorley's south boundary line 165 feet to the beginning.

TRACT 4: Land in Davidson County, Tennessee, being part of Lot Nos. 41 and 42 on the Map of Barrow Grove, of record in Book "S", pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west margin of 4th Avenue South, 70 feet more or less South of the southerly margin of Elm Street, being the southeast corner of the property conveyed to O. F. Kelting by deed from Minnie S. Platz et al, of record in Book 1283, page 272, Register's Office for Davidson County, Tennessee; thence along Kelting's south line westwardly 165 feet to the easterly margin of an alley; thence with margin of the same southerly 42 feet to the northwest corner of the property conveyed to Thomas William Vineyard by deed of record in Book 1315, page 12, Register's Office for Davidson County, Tennessee; thence along Vineyard's north line easterly 165 feet to the west margin of 4th Avenue South; thence with the margin of the same northerly 42 feet to the point of beginning.

Being the same property conveyed to Suri Ramanna by Warranty Deed from Bobby R. Deal, dated 12/18/2015 and filed for record on 12/21/2015 in Instrument Number 20151221-0127788, Register's Office for Davidson County, Tennessee.

This is property known as 705 4th Avenue South, Nashville, TN 37203.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of December, 2017.

Suri Ramanna

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Suri Ramanna with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19 day of December, 2017.

Notary Public
My Commission Expires: July 8, 2019

T J RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019