Bill Garrett Davidson County
Batch# 64818 DEEDQC
03/02/2018 03:39:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180302-0020111

THIS INSTRUMENT WAS PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:
Hardy and Elisabeth
Investments LLC
4420 Gerald Place
Nashville, TN 37205

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 091-15-0-383.00

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHARLOTTE RE LLC**, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **HARDY AND ELISABETH INVESTMENTS LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

This is improved/unimproved property located at 5303 Charlotte Avenue, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) building restrictions, (4) matters on Plan of Record in Plat Book 6200, Page 31, Register's Office for Davidson County, Tennessee, and (5) current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed as of the 2nd day of March, 2018.

[*Signatures appear on next page*]

**GRANTOR:**

**CHARLOTTE RE LLC**
A Tennessee limited liability company

By: Jay Hardin Ross
Its: Authorized Representative
Date: March 2, 2018

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jay Hardin Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as Authorized Representative of Charlotte RE LLC, for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

WITNESS my hand, at office, this 2nd day of March, 2018.

NOTARY PUBLIC

My Commission Expires:

FRED RUSSELL HARWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2020

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
2nd day of March, 2018.

Notary Public

My Commission Expires:

FRED RUSSELL HARWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2020

50283691

## EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Preston Loveless Property, of record in Plat Book 6200, page 31, 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 CHARLOTTE RE LLC, a Tennessee limited liability company, by deed from CHARLOTTE PARTNERS, LLC, a Tennessee limited liability company, of record as Instrument No. 20180118-0005278, dated January 12, 2018, said Register's Office.