QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 68070 DEEDQC
03/13/2018 10:12:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180313-0023499

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
White Peach Development, LLC	**Same**	
(NAME)	(NAME)	**P/O 091-02-0-279.00**
722 Courtland Avenue		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH AN EXISTING UNDERLYING LOT LINE AND TO OBTAIN SEPARATE MAP & PARCEL NOS.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WHITE PEACH DEVELOPMENT, LLC ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

WHITE PEACH DEVELOPMENT, LLC

THEIR SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 1506, Block 47 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page (s) 172 and 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots 1506 and 1508 each front 25 feet for an aggregate of 50 feet along California Avenue and runs back between parallel lines 150 feet to an alley.

BEING A PART OF THE SAME PROPERTY CONVEYED TO WHITE PEACH DEVELOPMENT, LLC, BY WARRANTY DEED FROM CITY LIMITS CONSTRUCTION, LLC, OF RECORD IN INSTRUMENT NUMBER 20180313-0023496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **unimproved** property known as: **5603 California Avenue Nashville, TN 37209**

Witness our hands this the 06 day of March, 2018.

White Peach Development, LLC

By: Linda Foss
It's: Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Frances Rudy, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Chairman of White Peach Development, LLC, the within named bargainor, a limited liability company, and that he/she as such Chairman executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of March, 2018.

Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY