Bill Garrett Davidson County
Batch# 73754 DEEDQC
03/27/2018 12:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180327-0028611

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 23rd day of March, 2018. Notary Public My Commission Expires: 7-5-2021

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

Address New Owner As Follows: Division St. Boys, LLC, 1911 Division Street Nashville, TN 37203	Send Tax Bills To: SAME	Map-Parcel Number: 03406000100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOMMY J. DUCKLO AND BETH K. DUCKLO, TRUSTEES OF THE DUCKLO FAMILY REVOCABLE LIVING TRUST DATED JULY 15, 2016**, hereinafter collectively called the Grantor, hereby release, remise, quitclaim and give

unto **DIVISION ST. BOYS, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, all right title and interest in the property located in Davidson County, Tennessee more particularly as:

Land being located in Davidson County, Tennessee, being Lot No. 222 on the O.B. Hayes Second Plan of small lots, as of record in Plat Book 1, Page 81, Chancery Court at Nashville, more particularly described as follows:

COMMENCING AT A FOUND MAG NAIL AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY LINE OF 20TH AVENUE SOUTH AND THE SOUTHEAST RIGHT OF WAY LINE OF DIVISION STREET;

THENCE NORTH 45°00'00" EAST A DISTANCE OF 260.00 FEET TO A FOUND MAG NAIL;

THENCE NORTH 45°00'00" EAST A DISTANCE OF 150.00 FEET TO THE WEST CORNER OF SAID LOT 222 AND THE POINT OF BEGINNING;

THENCE NORTH 45°00'00" EAST ON THE NORTHWEST LINE OF SAID LOT 222 A DISTANCE OF 50.00 FEET;

THENCE SOUTH 45°00'00" EAST ON THE NORTHEAST LINE OF SAID LOT 222 A DISTANCE OF 150.00 FEET;

THENCE SOUTH 45°00'00" WEST ON THE SOUTHEAST LINE OF SAID LOT 222 A DISTANCE OF 50.00 FEET;

THENCE NORTH 45°00'00" WEST ON THE SOUTHWEST LINE OF SAID LOT 222, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

Containing 7,500 sq. ft. or 0.1722 acres, more or less, according to the Survey prepared by Alfred J. Kesler, Tenn. RLS No. 3104, with Partner Engineering and Science, Inc., dated December 17, 2017, last revised March 22, 2018, and designated as Job No. 17-500-01A.

Being the same property conveyed to TOMMY DUCKLO, by deed from WILLIAM P. BRUCE, SR. AND MICHAEL R. SHOCKLEY, of record in Book 5837, page 853, dated January 4, 1982, said Register's Office. Being further conveyed to TOMMY J. DUCKLO and BETH K. DUCKLO, TRUSTEES, DUCKLO FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JULY 15, 2016, by Quitclaim Deed from TOMMY DUCKLO, of record in Instrument No. 20160721-0075373, dated July 15, 2016, said Register's Office.

This is improved property known as **1913 Division Street, Nashville, TN 37203.**

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands effective the 23rd day of March, 2018.

[SIGNATURES ON FOLLOWING PAGES]

GRANTORS:

TOMMY J. DUCKLO, TRUSTEE OF THE DUCKLO FAMILY REVOCABLE LIVING TRUST DATED JULY 15, 2016

BETH K. DUCKLO, TRUSTEE OF THE DUCKLO FAMILY REVOCABLE LIVING TRUST DATED JULY 15, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tommy J. Ducklo, Trustee of the Ducklo Family Revocable Living Trust dated July 15, 2016, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of March, 2018.

Notary Public

My Commission Expires: 5-5-2020

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth K. Ducklo, Trustee of the Ducklo Family Revocable Living Trust dated July 15, 2016, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of March, 2018.

Notary Public

My Commission Expires: 5-5-2020

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, C. Tucker Herndon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kristie Putman, a notary public for this county and state, C. Tucker Herndon, who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary' Seal (if on paper)

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.