Bill Garrett Davidson County
Batch# 80186 DEEDQC
04/12/2018 10:53:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180412-0034457

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
March Developments, LLC
4903 Darlington Court
Nashville, TN 37211-5105

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
081-18-0-327.00
and
081-18-0-326.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **1720 Delta, LLC**, a Tennessee limited liability company, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **March Developments, LLC**, a Tennessee limited liability company, all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT ONE:

Part of Lot No. 22 in W.S. Settle's Subdivision of Lot Nos. 244 and 277 in the North Nashville Real Estate Company's Plan of lots, a plan of which Lot 22 more particularly described according to a survey made by S.R. Sanford, Jr. on July 28, 1942, as follows:

Beginning at a point in the easterly margin or Hamburg or Delta Street, being the common corner of lot Numbers 22 and 23; thence northeastwardly with Robert Earl's line 183 ½ feet to a point in the margin of Jenkins Street, being in the easterly boundary line of Lot No. 22 and being 13 feet 6 ½ inches northerly from the common corner of lots 22 and 23; thence in a northerly direction 20.35 feet to a point 13.48 feet southerly, thence in a northerly direction 20.35 feet to a point 13.48 feet southerly from the common corner of Lots 20 and 21; thence southwardly 191 feet, more or less, to the easterly margin of Hamburg on Delta Street, 25 feet to the point of beginning.

Being the same property conveyed to 1720 Delta, LLC, by Warranty Deed recorded in Instrument No. 20170405-0033394, Register's Office of Davidson County, Tennessee.

TRACT TWO:

A lot in Davidson County, Tennessee, it being the northerly one-half of that part of Lots Nos. 22 and 23 in W.S. Settle's Subdivision of Lots Nos. 242 to 277 in the North Nashville Real Estate Company's Plan of Lots, a plan of which subdivision is of record in Book 57, page 71, Register's Office for Davidson County, Tennessee.

Said part of said Lots herein conveyed begins at the easterly margin of Hamburg Street at a point seventy-five feet northerly from the northwesterly corner of a Lot Mr. N. McClean purchased from E.E. Vernon et al as per deed of record in Book 289, page 496, said Register's Office, running thence easterly 183 feet more or less, to the westerly margin of Jenkins Street, and being 60 feet and 9 inches northerly from said Mrs. N. McLean's northerly line; thence northerly along the westerly margin of Jenkins Street 20 feet 3 inches to a point in Lot 22 in said addition, thence westerly 185 feet, more or less to the easterly margin of said Hamburg Street; thence southerly along the easterly margin of said street 25 feet to the point of beginning and as above stated.

Being the same property conveyed to 1720 Delta, LLC, by deed of record in Instrument No. 20170411-0035337, Register's Office for Davidson County, Tennessee.

This is improved property known as 1716 & 1718 Delta Avenue, Nashville, TN 37208.

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

WITNESS my hand this the 11 day of April, 2018.

1720 DELTA, LLC

BY: Sean Davidson
Sean Davidson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager of 1720 Delta, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11 day of April, 2018.

Jennifer D Stacey
Notary Public
My Commission Expires: 10/3/21



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Sean Davidson
Affiant

Sworn to and subscribed before me this the 11 day of April, 2018.

Jennifer D Stacey
Notary Public
My Commission Expires: 10/3/21

