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Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 84405 DEEDQC
04/25/2018 08:26:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180425-0038708

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 23rd day of **April, 2018.**

Notary Public

My Commission Expires: 11/5/18

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Tennessee Avenue Development, LLC.	**SAME**	**10302024500,**
901 Buford Place		**10302010600 &**
Nashville, Tennessee 37204		**10302010700**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Tennessee Avenue Development, LLC,** by these presents does hereby transfer and quitclaim and convey unto **Tennessee Avenue Development, LLC,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Tract I - Map & Parcel – 10302024500 (105 Demoss Road, Nashville, TN 37209)

Land in Davidson County, Tennessee being Lot No. 1 on the Final Plat, Johnson Subdivision, a four lot subdivision, of record in Instrument No. 20050629-0074918, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description.

Tract II - Map & Parcel – 10302010600 (0 Demoss Road, Nashville, TN 37209)

Land in the 8th, formerly the 12th Civil District of said County, shown on the map showing Subdivision of John M. Branham's Farm on Charlotte Pike, as of record in Book 547, Page 14, Register's Office for said County, described as follows:

Beginning at an iron pin on the Northerly margin of Demoss Road, the southeast corner of the property conveyed to Edward C. White and wife, by deed from Harold R. Richardson and wife, of record in Book 2270, Page 613, said Register's Office; thence with the northerly margin of said road south 86 degrees 50 minutes east 144.5 feet to the easterly line of the property conveyed to Harold R. Richardson and wife, by deed from Clarence A. Demoss and wife of record in Book 1976, Page 248, said Register's Office; thence with said line north 5 degrees 30 minutes west 210 feet; thence North 86 degrees 50 minutes west 144.5 feet to the easterly line of said White property; thence with said line south 5 degrees 30 minutes east 210 feet to the beginning.

Being the same property conveyed to Tennessee Avenue Development, LLC by Quitclaim deed from John E. Coleman of record in Instrument No. 20180108-0002361, Register's Office for Davidson County, Tennessee.

Tract III – Map & Parcel – 10302010700 (107 Demoss Road, Nashville, TN 37209)

Being Lot No. 2 on the Plan of Johnson Properties, a two lot Subdivision of record in Plat Book 7900, Page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Avenue Development, LLC by Quitclaim Deed from John E. Coleman of record in Instrument No. 20180108-0002371, Register's Office for Davidson County, Tennessee.

This is unimproved property, **105 and 0 Demoss Road and 107 Demoss Road, Nashville, Tennessee 37209.**

WITNESS my hand this 23rd day of **April, 2018.**

Tennessee Avenue Development, LLC.

By: _____ Chief Manager
John E. Coleman, Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me on 23rd day of **April, 2018**, a notary public in and for the state and county aforementioned, **John E. Coleman** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **Chief Manager** of **Tennessee Avenue Development, LLC** and that **he** as such **Chief Manager** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Chief Manager.**

WITNESS my hand and seal this the 23rd day of **April, 2018.**

_____
Notary Public

My Commission Expires: 11/5/18

