QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 118994 DEEDQC
07/20/2018 03:53:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180720-0071144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
2309 Carter, LLC (NAME)	**Same** (NAME)	
323A McKennell Ave (ADDRESS)	(ADDRESS)	**83-4-98.00** **83-4-294.00**
Nashville, Tennessee 3706 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

TOMAHAWK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

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

2309 CARTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

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

A TRACT OR PARCEL OF LAND LOCATED IN THE 7TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING LOT 1 ON THE FINAL PLAT OF RE-SUBDIVISION OF LOTS 55&64 OF THE PLAN OF BROWNSVILLE, AS OF RECORD IN INSTRUMENT NO.201711170118046 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHERLY RIGHT OF WAY OF CARTER AVENUE, SAID PIN BEING THE SOUTHEAST CORNER OF THE WILLIAM VAUGHN PROPERTY(DB.20130809-0083655, R.O.D.C.T.) AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, ALSO BEING 25 FEET FROM THE CENTERLINE OF SAID ROAD. SAID PIN BEING THE POINT OF BEGINNING.

THENCE, LEAVING THE RIGHT OF WAY OF THE ROAD, NORTH 08 DEGREES 39 MINUTES 18 SECONDS EAST, A DISTANCE OF 946.65 FEET TO AN IRON PIN. SAID PIN BEING THE NORTHEAST CORNER OF THE CARRIE BRENSIKE PROPERTY (DB.20110411-0027768, R.O.D.C.T.) AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED.

THENCE, SOUTH 82 DEGREES 20 MINUTES 40 SECONDS EAST, A DISTANCE OF 59.25 FEET TO AN IRON PIN. SAID PIN BEING THE NORTHWEST CORNER OF LOT 2 OF THE ABOVE MENTIONED SURVEY AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED.

THENCE, SOUTH 08 DEGREES 35 MINUTES 59 SECONDS WEST, A DISTANCE OF 945.91 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF CARTER AVENUE. THENCE, WITH THE ROAD, NORTH 83 DEGREES 01 MINUTES 49 SECONDS WEST, A DISTANCE OF 60.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.30 ACRES OR 56,491 SQ.FT. MORE OR LESS BY A SURVEY PERFORMED BY K & A LAND SURVEYING INC., DATED AUGUST 23, 2017.

LOT 2

A TRACT OR PARCEL OF LAND LOCATED IN THE 7TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING LOT 2 ON THE FINAL PLAT OF RE-SUBDIVISION OF LOTS 55&64 OF THE PLAN OF BROWNSVILLE, AS OF RECORD IN INSTRUMENT NO.201711170118046 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF CARTER AVENUE, SAID PIN BEING THE SOUTHEAST CORNER OF LOT 1 OF THE ABOVE MENTIONED SURVEY AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, ALSO BEING 25 FEET FROM THE CENTERLINE OF SAID ROAD. SAID PIN BEING THE POINT OF BEGINNING.

THENCE, LEAVING THE RIGHT OF WAY OF THE ROAD, NORTH 08 DEGREES 35 MINUTES 59 SECONDS EAST, A DISTANCE OF 945.91 FEET TO AN IRON PIN.

THENCE, SOUTH 82 DEGREES 20 MINUTES 40 SECONDS EAST, A DISTANCE OF 59.25 FEET TO AN IRON PIN IN THE LINE OF THE THOMAS WISER PROPERTY (DB.20140729-0067070, R.O.D.C.T.)

THENCE, SOUTH 08 DEGREES 32 MINUTES 40 SECONDS WEST, A DISTANCE OF 945.18 FEET TO AN IRON PIN IN THE NORTHERLY RIGHT OF WAY OF CARTER AVENUE. SAID PIN BEING THE SOUTHWEST CORNER OF THE CAROLYN O'REILLY PROPERTY (DB.20151013-0104095, R.O.D.C.T.) AND THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED.

THENCE, WITH THE ROAD, NORTH 83 DEGREES 01 MINUTES 49 SECONDS WEST, A DISTANCE OF 60.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.30 ACRES OR 56,449 SQ.FT. MORE OR LESS BY A SURVEY PERFORMED BY K & A LAND SURVEYING INC., DATED AUGUST 23, 2017.

BEING THE SAME PROPERTY CONVEYED TO TOMAHAWK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM SAUNDRA G. FORREST, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NUMBER 20180319-0025721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **2309A & 2309B Carter Avenue, Nashville, Tennessee 37206.**

Witness our hands this the 18 day of July, 2018.

TOMAHAWK PROPERTIES, LLC

By: Thomas Wiser, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18 day of July, 2018, before me personally appeared **Thomas Wiser**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Tomahawk Properties, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Tomahawk Properties, LLC, as Authorized Agent.

Witness my hand and official seal, this the 18 day of July, 2018.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020