QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 123570 DEEDQC
08/01/2018 03:32:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180801-0075415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 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)
Nashadelphia, LLC (NAME)	**Same** (NAME)	
1404 Winding Way Road		**071-08-0-226.00** **071-070-030.00** **071-03-0-140.00** **11906025200** **06114011700**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(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,

BRANDON DEVLIN, MARRIED ("GRANTOR")

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

NASHADELPHIA, 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:

TRACT I (PARCEL ID: 07108022600 – 520 WESLEY AVENUE, NASHVILLE, TN 37207):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE MAP OF SECTION ONE, JOYWOOD HEIGHTS, OF RECORD IN PLAT BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE SOUTHERLY MARGIN OF WESLEY AVENUE AT THE CORNER OF LOT NOS. 48 AND 49; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 196.6 FEET; THENCE WESTWARDLY 60 FEET TO THE CORNER OF LOT NOS. 49 AND 50; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 198.2 FEET TO THE SOUTHERLY MARGIN OF SAID AVENUE; THENCE WITH SAID AVENUE EASTWARDLY 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRANDON DEVLIN, MARRIED, BY WARRANTY DEED FROM BRADLEY JOE SOUTHGATE AND ELIZABETH L. MEECE AND EDWARD R. SOUTHGATE AND SHAWNA L. TENNANT AND CLIFTON GIVENS, HEIRS AT LAW OF NANCY PATTERSON, OF RECORD IN INSTRUMENT NUMBER 20160204-0011017, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II (PARCEL ID: 07107003000 – 198 QUEEN AVENUE, NASHVILLE, TN 37207):

BEING THE EAST 50 FEET OF LOT NO. 104 ON THE MAP OF HAYNIE'S ORIENTAL PLAN OF LOTS, OF RECORD IN BOOK 161, PAGES 26 AND 27, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO BRANDON DEVLIN, MARRIED, BY WARRANTY DEED FROM THE ESTATE OF JAMES F. MILLER AND ELIZABETH S. MILLER, BY SUZANNE A.MILLER AS EXECUTOR, OF RECORD IN INSTRUMENT NUMBER 20140718-0063778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III (PARCEL ID: 07103014000 – 219 QUEEN AVENUE, NASHVILLE, TN 37207):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 60 FEET OF LOT NO. 132 ON THE PLAN OF J.B. HAYNIES ORIENTAL SUBDIVISION OF RECORD IN BOOK 161, PAGES 26 AND 27, 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 PART OF SAID LOT FRONTS 60 FEET ON THE NORTH SIDE OF QUEEN STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WEST MARGIN OF SULTANA STREET, 140 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO BRANDON DEVLIN, A MARRIED MAN, BY WARRANTY DEED FROM SPARTAN LAND & INVESTMENTS, G.P., OF RECORD IN INSTRUMENT NUMBER 20170210-0014365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT IV (PARCEL ID: 11906025200 – 2688 HARTFORD DRIVE, NASHVILLE, TN 37210):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF BRYANT HEIGHTS OF RECORD IN BOOK 1835, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BRANDON DEVLIN, BY WARRANTY DEED FROM PAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20150605-0052678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT V (PARCEL ID: 06114011700 – 3801 BURRUS STREET, NASHVILLE, TN 37216):

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE SOUTHEAST PART OF LOT NO. 73 ON THE MAP OF MAPLEWOOD HOME TRACT, OF RECORD IN BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PART OF LOT NO. 73 FRONTS 60 FEET ON THE WEST SIDE OF BURRUS STREET OR AVENUE AND EXTENDS BACK BETWEEL LINES 133.6 FEET, MORE OR LESS, ON THE NORTH LINE AND 125.0 FEET, MORE OR LESS, ON THE SOUTH LINE (SAID SOUTH LINE ALONG NORTH MARGIN OF GILLOCK) TO A DEAD LINE IN THE REAR, MEASURING 60.6 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BRANDON DEVLIN, AN UNMARRIED PERSON, BY WARRANTY DEED FROM JESSICAN FORD AND CHRISTOPHER RANKHORN, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20130301-0020568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID PROPERTIES HAVING NEVER BEEN USED AS A MARITAL RESIDENCE OF GRANTOR.

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: **520 Wesley Ave., Nashville, TN 37207;**
198 Queen Avenue, Nashville, TN 37207;
219 Queen Avenue, Nashville, TN 37207;
2688 Hartford Drive, Nashville, TN 37206;
3801 Burrus Street, Nashville, TN 37216.

Witness our hands this the 20 day of July, 2018.

Brandon Devlin

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon Devlin**, the within named bargainor, 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 and official seal, this the 20 day of July, 2018.

Notary Public
My Commission Expires: 6/20/21

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021