398

Karen Y Johnson Davidson County
Batch# 144751 DEEDQC
09/25/2018 11:42:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180925-0094868

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, red wagon properties, LLC, hereinafter called the Grantor, does hereby quitclaim unto Jeff Austin Black, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 130 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Excluded from conveyance is the right of way acquisition beginning at the Southeast corner of property, shown on tax map 094-01, as parcel 232.00, said point being on the present Westerly row of South 14th Street, 23.41 feet left of STA. 15+08.56 of project 03-M-29 an file at the Public Works Department of Davidson County, TN, said point being the point of beginning, thence, leaving the present row of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 minutes 49 seconds West, a distance of 5.00 feet to a point; thence, leaving the Southern line of the above mentioned parcel, with proposed row of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 50.00 feet to a point, said point being in the Northern line of the above mentioned parcel; thence, with the parcels Northern line South 83 degrees 31 minutes 49 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the present westerly row of South 14th Street; thence, with the present Westerly row of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 50.00 feet to the beginning. Said portion of land contains 250 square feet or 0.0057 acres, more or less.

Temporary construction easement: Being a strip of land 20.00 feet in width and 50.00 feet in length starting at 28.41 feet left of STA. 15+08.53 running parallel and perpendicular to the proposed right-of-way of South 14th Street and the above mentioned portion of the land; said portion of land contains 1,000 square feet, or 0.0230 acres.

Being the same property conveyed to red wagon properties, LLC by Warranty Deed from Rebecca Lynn White, unmarred dated August 6, 2015 of record in Inst. No. 20150811-0080226, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 710 S. 14th Street, Nashville, TN 37206

WITNESS THE EXECUTION HEREOF this 18 day of September, 2018.

red wagon properties, LLC

Jeff Austin Black, Member

Reed Freyermuth, Jr., Member

Page Freyermuth, Member

State of ~~Tennessee~~ California
County of ~~Davidson~~ San Francisco

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Reed Freyermuth, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is a Member of red wagon properties, LLC, and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of red wagon properties, LLC as Member.

Witness my hand and official seal on this date 18 day of September, 2018.

ELAINE SY
Notary Public - California
San Francisco County
Commission # 2172513
My Comm. Expires Nov 18, 2020

Notary Public
My Commission expires: Nov. 18, 2020

State of ~~Tennessee~~ California
County of ~~Davidson~~ San Francisco

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Page Freyermuth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is a Member of red wagon properties, LLC, and that she is authorized to execute this instrument, and that she has executed this instrument on behalf of red wagon properties, LLC as Member.

Witness my hand and official seal on this date 18 day of September, 2018.

ELAINE SY
Notary Public - California
San Francisco County
Commission # 2172513
My Comm. Expires Nov 18, 2020

Notary Public
My Commission expires: Nov. 18, 2020

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Jeff Austin Black, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is a Member of red wagon properties, LLC, and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of red wagon properties, LLC as Member.

Witness my hand and official seal on this date 25th day of September, 2018.

Notary Public
My Commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00 .**

Affiant

Sworn and subscribed ~~before me~~ on this the 25th day of September, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jeff Austin Black 1008 Sharpe Ave. Nashville, TN 37206	Owner	09401023200