Bk/36

QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 155491 DEEDQC
10/31/2018 01:17:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181031-0107852

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF October 2018.

NOTARY PUBLIC
My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2022

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31959

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan Helm 6116 Bresslyn Road Nashville, TN 37205	SAME AS NEW OWNER	Part of 091-7-265

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THIS PARCEL INTO TWO SEPARATE TAX PARCELS WITH SEPARATE TAX PARCEL IDENTIFICATION NUMBERS.

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Jonathan Helm, **("Grantor")**, by these presents, quitclaim, grant and convey unto Jonathan Helm, **("Grantee")**, his/her/their heirs and/or its successors and or assigns, all his/her/their/its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Being Lot Nos. 705 of Block No. 108, Plan No. 1 of West Nashville as of record in Plat Book No. 57, pages 74 & 75, Register's Office for Davidson County, Tennessee.

Said Lot No 705 front together 25 (twenty-five) feet each on the northerly side of Michigan Avenue, and extend back between parallel lines 150 feet to an alley.

Being a part of the same property conveyed to Jonathan Helm by Warranty Deed from Donald McWright of record as Instrument No. 20181031-0107851 Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 4802-A Michigan Avenue, Nashville, TN 37209

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 29 day of October 2018.

Jonathan Helm

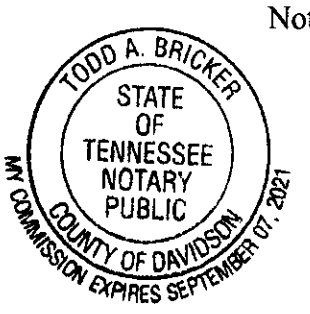
STATE OF TENNESSEE, COUNTY OF DAVIDSON

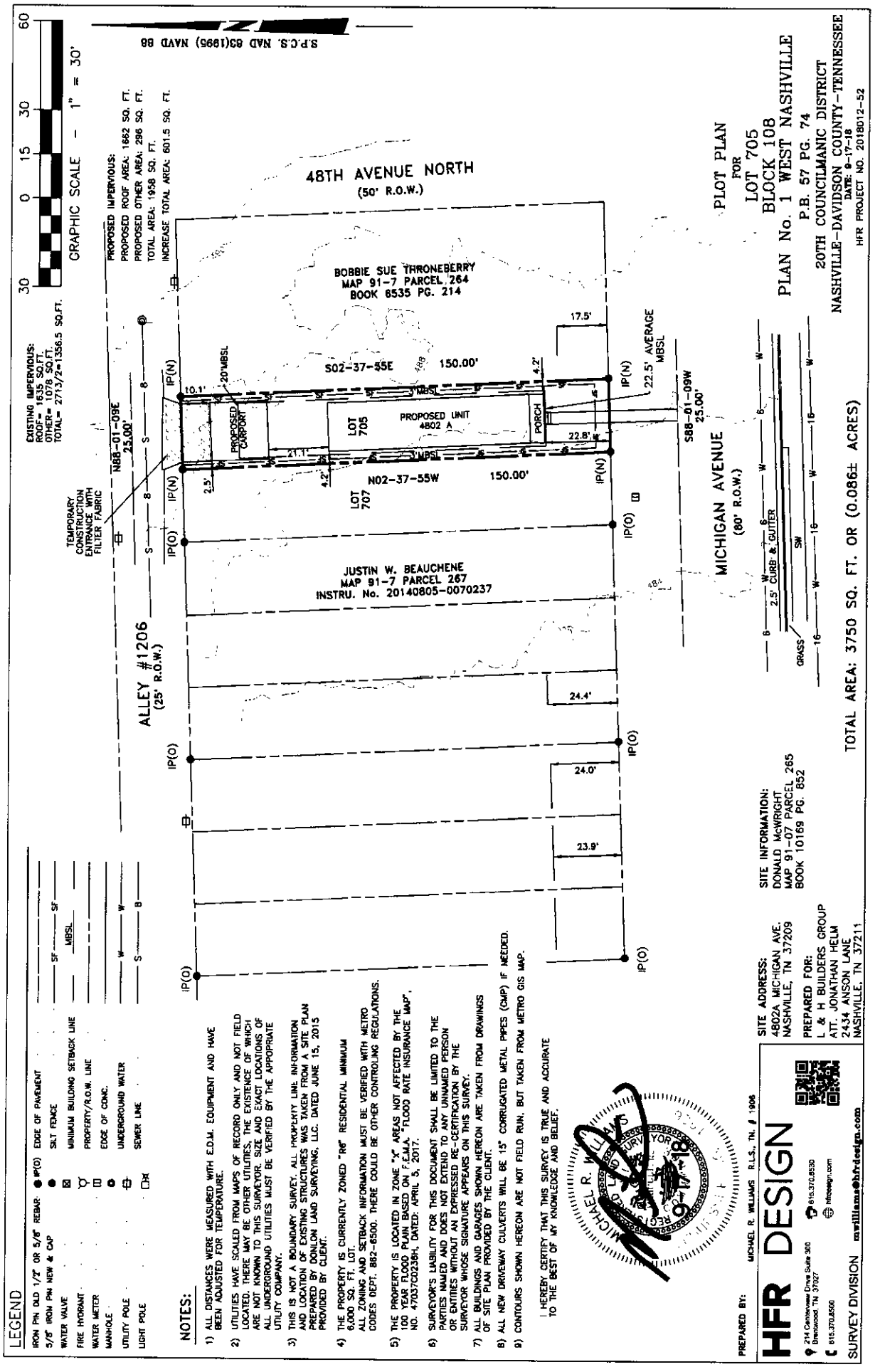
Before me, the undersigned, personally appeared Jonathan Helm, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she/he/they executed the same as her/his/their free act and deed.

Witness my hand and official seal this October 29, 2018.

Todd A. Bricker
Notary Public

My commission expires:




S.P.C.S. NAD 83(1995) NAVD 88
GRAPHIC SCALE - 1" = 30'
60 30 0 15 30
EXISTING IMPERVIOUS:
ROOF= 1535 SQ.FT.
OTHER= 1078 SQ.FT.
TOTAL= 2713/2=1356.5 SQ.FT.
PROPOSED IMPERVIOUS:
PROPOSED ROOF AREA: 1662 SQ. FT.
PROPOSED OTHER AREA: 296 SQ. FT.
TOTAL AREA: 1958 SQ. FT.
INCREASE TOTAL AREA: 601.5 SQ. FT.
48TH AVENUE NORTH
(50' R.O.W.)
BOBBIE SUE THRONEBERRY
MAP 91-7 PARCEL 264
BOOK 6535 PG. 214
S02-37-55E 150.00'
N02-37-55W 150.00'
N88-01-09E 25.00'
S88-01-09W 25.00'
17.5'
22.5' AVERAGE
MBSL
20'MBSL
3'MBSL
10.1'
4.2'
22.8'
21.1'
2.5'
PROPOSED CARPORT
PROPOSED UNIT 4802 A
PORCH
LOT 705
LOT 707
IP(N)
IP(O)
TEMPORARY CONSTRUCTION ENTRANCE WITH FILTER FABRIC
JUSTIN W. BEAUCHENE
MAP 91-7 PARCEL 267
INSTRU. No. 20140805-0070237
ALLEY #1206
(25' R.O.W.)
24.4'
24.0'
23.9'
MICHIGAN AVENUE
(80' R.O.W.)
2.5' CURB & GUTTER
GRASS
SW
PLOT PLAN
FOR
LOT 705
BLOCK 108
PLAN No. 1 WEST NASHVILLE
P.B. 57 PG. 74
20TH COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
DATE: 9-17-18
HFR PROJECT NO. 2018012-52
TOTAL AREA: 3750 SQ. FT. OR (0.086± ACRES)
LEGEND
IRON PIN OLD 1/2" OR 5/8" REBAR
5/8" IRON PIN NEW & CAP
WATER VALVE
FIRE HYDRANT
WATER METER
MANHOLE
UTILITY POLE
LIGHT POLE
EDGE OF PAVEMENT
SILT FENCE
MINIMUM BUILDING SETBACK LINE
PROPERTY/R.O.W. LINE
EDGE OF CONC.
UNDERGROUND WATER
SEWER LINE
NOTES:
1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2) UTILITIES HAVE SCALED FROM MAPS OF RECORD ONLY AND NOT FIELD LOCATED. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. SIZE AND EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPOPRIATE UTILITY COMPANY.
3) THIS IS NOT A BOUNDARY SURVEY. ALL PROPERTY LINE INFORMATION AND LOCATION OF EXISTING STRUCTURES WAS TAKEN FROM A SITE PLAN PREPARED BY DONLON LAND SURVEYING, LLC. DATED JUNE 15, 2015 PROVIDED BY CLIENT.
4) THE PROPERTY IS CURRENTLY ZONED "Re" RESIDENTIAL MINIMUM 6,000 SQ. FT. LOT.
ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED WITH METRO CODES DEPT. 862-6500. THERE COULD BE OTHER CONTROLING REGULATIONS.
5) THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47037C0236H, DATED: APRIL 5, 2017.
6) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE PARTIES NAMED AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.
7) ALL BUILDINGS AND GARAGES SHOWN HEREON ARE TAKEN FROM DRAWINGS OF SITE PLAN PROVIDED BY THE CLIENT.
8) ALL NEW DRIVEWAY CULVERTS WILL BE 15" CORRUGATED METAL PIPES (CMP) IF NEEDED.
9) CONTOURS SHOWN HEREON ARE NOT FIELD RUN, BUT TAKEN FROM METRO GIS MAP.
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
MICHAEL R. WILLIAMS
REGISTERED LAND SURVEYOR
9-17-18
PREPARED BY: MICHAEL R. WILLIAMS R.L.S., TN. # 1906
HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com
SITE ADDRESS:
4802A MICHIGAN AVE.
NASHVILLE, TN 37209
PREPARED FOR:
L & H BUILDERS GROUP
ATT. JONATHAN HELM
2434 ANSON LANE
NASHVILLE, TN 37211
SITE INFORMATION:
DONALD McWRIGHT
MAP 91-07 PARCEL 265
BOOK 10169 PG. 852