Karen Y Johnson Davidson County
Batch# 156176 DEEDQC
11/02/2018 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181102-0108832

PREPARED BY:
SIDWELL & BARRETT
121 First Ave. S., Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 2 day of November, 2018.

NOTARY PUBLIC
My Commission Expires: 11/14/21

ADDRESS OF NEW OWNER:
121 First Ave. S, Suite 210
Franklin, TN 37064

SEND TAX BILLS TO:
new owner

Map/Parcel:
105070246.00, 105070247.00 and 105070248.00

QUITCLAIM DEED FOR COMBINING PROPERTY INTO ONE MAP AND PARCEL NUMBER

THIS QUITCLAIM DEED is made this the 2 day of November, 2018 by **Hamilton & Martin, LLC, a Tennessee limited liability company** (hereinafter referred to as " Grantor") and **Hamilton & Martin, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantee") for themselves, and their successors, successors-in-title, and assigns.

WHEREAS, Grantor is the owner of certain real property pursuant to Warranty Deed of record in Instrument No. Instrument 20180402-0030139, Register's Office for Davidson County, Tennessee ("Deed") being described as one (1) tract of real estate ("Property"); and

WHEREAS, the Property has been assigned three(3) separate Map and Parcel Numbers, to –wit: 105070246.00, 105070247.00 and 105070248.00; and

WHEREAS, the parties desire to combine the Map and Parcel Numbers assigned to the Property so that only one (1) Map and Parcel Number shall be assigned to said Property.

NOW THEREFORE, the parties agree as follows:

The property shall be described in accordance with a new survey as follows:

1. Land lying in the 17TH Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Davidson County Property Tax Parcels 10507024600, 10507024700, 10507024800, and being more particularly described as follows:

   BEGINNING at the intersection of the southern right-of-way (70 feet wide) of Hamilton Avenue with the western right-of-way (50 feet wide) of Martin Street, thence with said western right-of-way, South 7 degrees 55 minutes 09 seconds West 160.00 feet to the intersection with the northern right-of-way (15 feet wide) of Alley 1806;

   Thence with said northern right-of-way, North 82 degrees 52 minutes 35 minutes West 251.34 feet to the eastern line of Barbara Klein, Instrument Number 200710160122705;

   Thence with the eastern line of Klein, North 6 degrees 03 minutes 29 seconds East 160.01 feet to the northeast corner of Klein, and the aforementioned Hamilton Avenue right-of-way;

   Thence with said southern right-of-way, South 82 degrees 52 minutes 35 seconds East 256.54 feet to the point of BEGINNING containing 0.93 acres or 40,627 square feet more

or less.

Being the same property conveyed to Hamilton & Martin, LLC, a Tennessee limited liability company by Warranty Deed dated 03/30/2018 from William H. Smallman, married of record in Instrument 20180402-0030139, Register's Office for Davidson County, Tennessee.

2. The Property described herein shall be assigned only one (1) Map and Parcel number.

3. Except for the aforementioned combining the parcels into one Map and Parcel Number and redescribing the Property, there are no conveyances or other actions taken with respect to the Property.

IN WITNESS WHEREOF, this document was executed this 2 day of November, 2018.

GRANTOR:

Hamilton & Martin, LLC

By: Henry P. Ingram, Jr.
Its: Member

GRANTEE:

Hamilton & Martin, LLC

By: Henry P. Ingram, Jr.
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Henry P. Ingram, Jr. , with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Member of Hamilton & Martin, LLC, (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 2nd day of November, 2018.

Notary Public
My Commission Expires: 11/14/21

N:\Sidwell Title\Kim H\Willow Branch\Hamilton & Martin\QCD Combing Property into 1 Map Parcel.doc

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

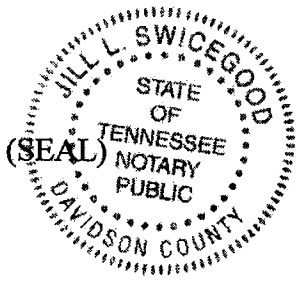
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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