Karen Y Johnson Davidson County
Batch# 158496 DEEDQC
11/13/2018 11:20:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181113-0111649

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$-0-~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE_____ DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 2, 2022~~ 5/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4209 ASSOCIATES, LLC	**SAME**	**082-03-0-005.00**
(NAME) **4209 GALLATIN PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DEANDRE EDMONDSON,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **4209 ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Legal Description Exhibit "A".

Being a portion of the same property conveyed to SCHREE S. HILL, by deed from PATRICIA WALL, UNMARRIED, of record in Instrument No. 20150203-0009996, dated January 29, 2015, said Register's Office. Being further conveyed to DEANDRE EDMONDSON, by quitclaim deed from Schree S. Hill, of record in Instrument No. 20180905-0088070, dated September 5, 2018, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 161, Page 53; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1111 DICKERSON PIKE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 31 day of ~~October,~~ 2018.

DEANDRE EDMONDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DeAndre Edmondson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of October, 2018.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

EXHIBIT "A"

Legal Description

BEING located in the 5th Councilmanic District of Davidson County, Tennessee, being located northeasterly of U.S. Highway 431 (State Route 11, Dickerson Pike) and Evanston Avenue intersection and being all of Lot 12 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville as recorded in Plat Book 161, Page 53 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new 1" brass disk in the easterly right-of-way of U.S. Highway 431 (State Route 11, Dickerson Pike), said monument also being the southwesterly corner common to Lot 13 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville as recorded in Plat Book 161, Page 53 in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of U.S. Highway 431 (State Route 11, Dickerson Pike) and continuing along with the southerly line of Lot 13 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville, S 82°56'42" E a distance of 145.00' to a new 1" brass disk, said monument being the westerly right-of-way of Public Alley #309;

Thence leaving said southerly line of Lot 13 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville and continuing along with the westerly right-of-way of Public Alley #309, S 05°42'03" W a distance of 50.00' to a new 1" brass disk, said monument being the northerly line of Lot 11 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville as recorded in Plat Book 161, Page 53 in the Register's Office of Davidson County, Tennessee;

Thence leaving said westerly right-of-way of Public Alley #309 and continuing along with the northerly line of Lot 11 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville, N 82°56'42" W a distance of 145.00' to a new 1" brass disk, said monument being the easterly right-of-way of U.S. Highway 431 (State Route 11, Dickerson Pike);

Thence leaving said northerly line of Lot 11 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville and continuing along with the easterly right-of-way of U.S. Highway 431 (State Route 11, Dickerson Pike), N 05°42'03" E a distance of 50.00' to a new 1" brass disk, which is the point of beginning, having an area of 7,248 square feet, 0.17 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated September 20, 2018.