QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 168687 DEEDQC
11/29/2018 04:06:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181129-0116676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
B & R Group, LLC.	**Same**	**91-15-52.00**
(NAME)	(NAME)	
1518 Clayton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

DOWD DEVELOPMENT AND DESIGN, LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

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

B & R GROUP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCK NO. 5 ON THE REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, OF RECORD IN PLAT BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ELKINS AVENUE, FORMERLY SECOND AVENUE, AT A POINT 270 FEET EAST OF THE NORTHEAST CORNER OF SAID AVENUE AND RICHLAND AVENUE, BEING THE SOUTHEAST CORNER OF THE LOT CONVEYED TO D. H. LOVELL AND WIFE, BY DEED FROM R. P. SADLER AND WIFE, DATED OCTOBER 1, 1926, AND OF RECORD IN BOOK 742, PAGE 622, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY MARGIN OF ELKINS AVENUE EASTWARDLY 40 FEET; THENCE NORTHWARDLY 150 FEET TO A DEAD LINE; THENCE WESTWARDLY AND PARALLEL WITH ELKINS AVENUE 40 FEET TO SAID LOVELL'S NORTHEAST CORNER; THENCE WITH SAID LOVELL'S EAST LINE, SOUTHWARDLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DOWD DEVELOPMENT AND DESIGN, LLC , BY WARRANTY DEED FROM ANN KATHRYN DETTWILLER, OF RECORD IN INSTRUMENT NUMBER 20180919-0092927, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **5310 Elkins Avenue, Nashville, TN 37209**

Witness our hands this the 27th day of November, 2018.

DOWD DEVELOPMENT AND DESIGN, LLC:

BY: _____
KEITH DOWD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of November 2018, before me personally appeared **KEITH DOWD**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be an authorized representative of **DOWD DEVELOPMENT AND DESIGN, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such authorized representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of November, 2018.

_____
Notary Public

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY