Karen Y Johnson Davidson County
Batch# 182418 DEEDQC
01/10/2019 12:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190110-0002755

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-TSP-18-4007

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tynelea Partners, GP, a Tennessee general partnership	**NEW OWNER**	
(NAME)	(NAME)	**091-12-0-215.00** **091-12-0-214.00**
881 Tyne Blvd,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **TYNELEA PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYNELEA PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP** hereinafter called the Grantee(s), 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:

Parcel One: Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Enoch Harwell Subdivision of Part of Lot No. 12 of Clifton Plan, of record in Plat Book 161, Page 39, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Parcel Two: Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Enoch Harwell Subdivision of Part of Lot No. 12 of Clifton Plan, of record in Plat Book 161, Page 39, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Derivation - Parcel One:
Being the same property conveyed to Tynelea Partners, GP, a Tennessee general partnership by Quitclaim Deed from Tynelea Partners, GP, a Tennessee general partnership, of record in Instrument No. 20181217-0122571, Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 17th, 2018.

Being also known as 4009 Indiana Ave., Nashville, Tennessee 37209.

Derivation - Parcel Two:
Being the same property conveyed to Tynelea Partners, GP, a Tennessee general partnership by Quitclaim Deed from Tynelea Partners, GP, a Tennessee general partnership, of record in Instrument No. 20181217-0122571, Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 17th, 2018.

Being also known as 4007 Indiana Ave., Nashville, Tennessee 37209.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

******THIS INSTRUMENT IS BEING RECORDED SOLELY FOR THE PURPOSE OF SEPARATING THE TWO SUBJECT PARCELS BACK INTO THE ORIGINAL TWO PARCELS*******

This is **improved** property known as: **4007 & 4009 Indiana Ave, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 9th day of January, 2019.

Tynelea Partners, GP

BY: _____
Thomas W. Smith, II
Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. SMITH, II, signing for TYNELEA PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING PARTNER of TYNELEA PARTNERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
June 20, 2021

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

True Copy Certification

I, Laura Mitchell, 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.

_____
Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY