Karen Johnson Davidson County
Batch# 186167 DEEDQC
01/18/2019 03:19:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190118-0005566

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Due South, LLC 631 4th Ave S. Nashville, TN 37210	New Owner	06114023100

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gill Design & Construction, LLC, A Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Due South, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being a part of the North part of Lot No. 5 on the Map of Ross T. Hughes' Subdivision of Lot No. 11 of the Patterson & Young Subdivision, of record in Book 547, Page 174, Register's Office for said County, and a part of the Northerly part of Lot No. 50 on the Map of E.B. Craig's Subdivision of the Crownover property, of record in Book 894, Pages 640 and 641, Register's Office for said County, and described together as follows:

Beginning at a point in the Southerly margin of Gillock Street at the common corner of Lots Nos. 4 and 5 of said Hughes Subdivision; thence with the line between said lots, Southerly 160 feet to a point which is 20 feet North of the common corner of Lots Nos. 4 and 5; thence Westerly, parallel to the line between Lots Nos. 5 and 6 of said plan, and 20 feet North of said line, 108.5 feet more or less to the Easterly margin of Baxter Street; thence with the margin of Baxter Street, as formerly located, 160 feet to the South margin of Gillock Street; thence with the margin of the same, Easterly 108.5 feet to the point of beginning included in said description, but specifically excluded herefrom, is a strip of ground taken by Davidson County, for widening and relocation of Baxter Street; said strip is a triangle out of the Northwest corner of the land above described, having a base of 6 feet on Gillock Street and running back along the Easterly margin of Old Baxter Street, 37 feet to a point, which said triangle out of the Northwest corner of the land above described, now within the bounds of Baxter Street, is not hereby conveyed.

Being part of the same property conveyed to Due South, LLC a Tennessee Limited Liability Company, by deed from Kathy L. Biggers, a married woman, of record in Instrument No. 20160406-0033177, said Register's Office, dated April 4, 2016 and recorded on April 6, 2016.

Being the same property conveyed to Gill Design & Construction, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Due South, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160610-0059142, said Register's Office, dated June 10, 2016 and recorded on June 10, 2016.

This is improved property also known as 3732 Baxter Ave., Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7th day of January, 2019.

My commission expires: (Affix Seal) 5-3-21

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7th day of January, 2019.

Gill Design & Construction, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jeremy Gill
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jeremy Gill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Sole Member of Gill Design & Construction, LLC, a Tennessee Limited Liability Company**, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 7th day of January, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021