Karen Johnson Davidson County
Batch# 189489 DEEDQC
01/29/2019 03:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190129-0008614

FROM:	TO:
DY PROPERTIES II, LLC, a Tennessee limited liability company and **DY PROPERTIES**	**WILLIAM T. SMITH, TRUSTEE**

AND

FROM:	TO:
WILLIAM T. SMITH, TRUSTEE	**DY CONSTRUCTION INC., a Tennessee corporation**

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
DY Construction Inc.		092-07-0-30200
P.O. Box 1283	Same	092-07-0-30100
Antioch, TN 37013		

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $none.

Affiant

Subscribed and sworn to before me, this 28 day of January, 2019.

Notary Public
My commission expires

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

634351.1/200736

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and for the **express purpose of creating a single tax parcel, DY PROPERTIES AND DY PROPERTIES II, LLC,** a Tennessee limited liability company, by these presents does hereby quitclaim unto **WILLIAM T. SMITH, TRUSTEE,** his successors and assigns, all right, title and interest, the following described tract or parcel of land, to wit:

TRACT I: Land in Davidson County, Tennessee, being part of Lot 10 in Fulcher's Subdivision of Lot No. 17 of the Harding Lytle Tract, a plan of which subdivision is of record in Plan Book 1, page 95, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of Walnut Street, 2 feet 4 inches southerly from the northwest corner of said Lot No. 10, being the southwest corner of a lot conveyed by I. L. Moore and wife, to E. M. Gilliard, of record in Book 327, page 15, Register's Office for said County; thence with said street southerly 37 feet 8 inches, thence at right angles easterly 140 feet, more or less to the line of the Bostick Property; thence with said line northerly 37 feet 8 inches to said E. M. Gilliard's southeast corner; thence with his line westerly 140 feet, more or less to the beginning.

Being the same property DY Properties II, LLC, by deed from Amir Karshenas, of record in Instrument No. 20140317-0022045, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being the south 22 feet and 8 inches of Lot No. 11 and the north 2 feet and 4 inches of Lot No. 10 in Fulcher's Subdivision of Lot No. 17 Harding Lytle Tract, a plan of which is subdivision is of record in Plat Book 1, page 95, Chancery Court at Nashville, described as follows:

Said parts of said lots front together 25 feet on the east side of Walnut Street and run back between parallel lines 140 feet to a line, being Street No. 829 Walnut Street or better known as 19th Avenue North.

Being the same property conveyed to I. L. Moore by deed from F. B. Woods, Trustee, of record in Book 435, page 65, Register's Office for Davidson County, Tennessee, and further conveyed to DY Properties from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20130104-0001313, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 816 B 19th Avenue North and 0 19th Avenue North, Nashville, TN 37208.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I the said **WILLIAM T. SMITH, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all right, title and interest unto **DY CONSTRUCTION INC.,** a Tennessee corporation, its successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set out hands on this 28 day of January, 2019.

DY PROPERTIES II, LLC,
a Tennessee limited liability company

By: _____
DeRon C. Jenkins, Managing Member

DY PROPERTIES

By: _____
DeRon C. Jenkins

_____
William T. Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DERON C. JENKINS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Member,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28 day of January, 2019.

_____
Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

My Commission Expires: _____

634351.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DERON C. JENKINS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of January, 2019.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM T. SMITH, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of January, 2019.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

True Copy Certification

I, **Wesley D. Turner**, 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, the undersigned, a notary public for this county and state, **Wesley D. Turner**, 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: _____

Notary's Seal

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

722337.1/2010969