Karen Johnson Davidson County
Batch# 189836 DEEDQC
01/30/2019 11:36:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190130-0008888

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 29 day of January, 2019.

My Commission Expires: 3-9-2020

NOTARY PUBLIC

Address New Owners as Follows:
Jim Darby
946 Caldwell Ln.
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map-Parcel:
118-13-0146.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **522 4th Ave S, LLC, a Tennessee limited liability company,** Grantor, hereby quitclaims and convey all of its undivided right, title and interest to the hereinafter described property to **Jim Darby,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 33 on the Plan of the Country Property of N.A. McNairy, deceased, of record in Minute Book "E" pages 564 and 565, and Plan Book 1, page 29, Chancery Court at Nashville, Tennessee, and being part of Lot No. 9 of the Plan of Caldwell Lane Subdivision, unrecorded described according to a copy of a survey made June 8, 1954, by James A. Hamilton, Jr., as follows:

Beginning on the westerly margin of Bates Drive at a point 202 feet northerly from the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence, with the westerly margin of Bates Drive and North 2 degrees 55 minutes east 223 feet to the northeasterly corner of said Lot No. 9 and on the southerly margin of Caldwell Lane; thence with the southerly margin of Caldwell Lane, north 85 degrees 45 minutes west 200 feet to the northwesterly corner of said Lot No. 9; thence, with the westerly line of said Lot No. 9 and along the easterly border of the old Morrow Property, south 2 degrees 49 minutes west 233.7 feet; thence south 85 degrees 45 minutes east 32.35 feet; thence north 2 degrees 55 minutes east 10.7 feet; thence south 85 degrees 45 minutes east 167.4 feet to the beginning;

Included in the above description but excluded from this conveyance is a tract of land described as follows:

Beginning on the westerly margin of Bates Drive, at a point 202 feet northerly from the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Bates Drive, North 2 degrees 55 minutes east 223 feet to the northeasterly corner of said Lot No. 9 and the southerly margin of Caldwell Lane; thence, with the southerly margin of Caldwell Lane, north 85 degrees 45 minutes west 90 feet; thence south 2 degrees 55 minutes west 223 feet; thence, south 85 degrees 45 minutes east 90 feet to the point of the beginning, being northeasterly 90 feet by 223 feet of Lot No. 9.

Being the same property conveyed to 522 4th Ave S, LLC, a Tennessee limited liability company, by Warranty Deed, from Carole Ottoway Beasley, unmarried, dated June 25, 2018 of record in Instrument No. 20180626-0061564, Register's Office for Davidson County, Tennessee.

Said property also being known as 946 Caldwell Lane, Nashville, TN 37204.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 29th day of January, 2019.

522 4th Ave S, LLC

By: Jim Darby, Agent

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jim Darby, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Agent (or other officer authorized to execute the instrument) of **522 4th Ave S, LLC, a Tennessee limited liability company** the within named bargainor, and that he as such Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Agent.

Witness my hand and seal, at office, this 29 day of January, 2019.

Notary Public

My Commission Expires: 3-9-2020

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020