QUITCLAIM DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

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)
Native Properties, LLC	**Same**	**091-08-0-231.00**
(NAME)	(NAME)	
1518 Clayton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 189903 DEEDQC
01/30/2019 01:47:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190130-0008979

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 & DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

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

NATIVE PROPERTIES, 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 LOT NO. 32 ON THE MAP OF W. J. MYERS RE-ARRANGEMENT OF CLIFTON SUBDIVISION OF RECORD IN BOOK 1130, PAGE 52, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST INTERSECTION OF 44TH AVENUE, NORTH AND ALBION STREET AT THE NORTHWEST CORNER OF SAID LOT NO. 32; THENCE ALONG THE SOUTHERLY MARGIN OF ALBION STREET EASTWARDLY 52,00 FEET TO A POINT; THENCE, AT RIGHT ANGLES IN A SOUTHERLY DIRECTION 91.40 FEET TO THE RIGHT-OF-WAY OF N.C. & ST. L RAILROAD; THENCE WITH THE EASTERLY MARGIN OF SAID RIGHT-OF-WAY NORTHWESTWARDLY 81.80 FEET TO THE INTERSECTION OF RIGHT-OF-WAY AND 44TH AVENUE, NORTH; THENCE ALONG THE EASTERLY MARGIN OF 44TH AVENUE, NORTH 28.1 0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DOWD DEVELOPMENT & DESIGN, LLC, BY WARRANTY DEED FROM SANKUMBA DIAOUNE, OF RECORD IN INSTRUMENT NUMBER 20170410-0034949, 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: **4313 Albion Street, Nashville, Tennessee 37209**

Witness our hands this the 24th day of January, 2019.

DOWD DEVELOPMENT ~~AND~~ DESIGN, LLC:

BY: _____
KEITH DOWD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 24th day of January 2019, 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 24th day of January, 2019.

_____
Notary Public

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

7-4-2020