Karen Johnson Davidson County
Batch# 194328 DEEDQC
02/12/2019 10:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190212-0013038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and Sworn to before me on this the 6th day of February 2019.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number(s)
TRI-CITY INVESTMENT, GP 5215 Harding Pike Nashville, TN 37205	5215 Harding Pike Nashville, TN 37205	M & P - 131-02-010.00

For good and valuable consideration, receipt of which is hereby acknowledged, CAROL A. STEIN, has bargained and sold, and by these presents transfers, releases, relinquishes, quitclaims and conveys unto TRI-CITY INVESTMENT, GP, A TENNESSEE GENERAL PARTNERSHIP ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, also being Lot 6 of Block "B" of Part of Hillsboro-Hobbs Road Subdivision, as of record in Plat Book 1130, page 80, at the Register's Office of Davidson County, Tennessee and being more particular described as follow:

Beginning at a pk nail set in the westerly right-of-way line of Hillsboro Circle, at a corner common with Lot 7 of Block "B" of Part of Hillsboro-Hobbs Road Subdivision, also being the property of John Romersa as of record in Instrument No. 20071009-0120286, at the Register's Office of Davidson County, Tennessee;

Thence with the westerly right-of-way line of Hillsboro Circle, S 14° 35' 41" W, 50.8 feet to an existing pk nail, at a corner common with Lot 5 of Block "B", Part of Hillsboro-Hobbs Road Subdivision, also being the property of Arc SBNVLTN003, LLC as of record in Instrument No. 20130419-0039382, at the Register's Office of Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Hillsboro Circle, with the northerly property line of said of Lot 6, N 76° 44' 06" W, 143.79 feet to an existing iron rod in the easterly property line of Hobbs House Apartments, as of record in Plat Book 5200, page 54, at the Register's Office of Davidson County, Tennessee;

Thence with the easterly property line of Hobbs House Apartments, N 14° 40' 45" E, 49.98 feet to a pk nail set, at the intersection with the property line of said Lot 7;

Thence with the southerly property line of said Lot 7, S 76° 46' 44" E, 143.72 feet to the point of beginning. Said survey dated January 8, 2019 by Michael H. Charette, R.L.S. #2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204.

Containing 7,190 square feet or 0.165 acres more or less.

Being the same property conveyed to ROBERT E. STEIN AND WIFE, CAROL A. STEIN, by deed from C G PROPERTIES, A PARTNERSHIP COMPOSED OF LEM B. STEVENS, JR., CAROLINE B. STEVENS, ROBERT E. STEIN AND CAROL A. STEIN, of record in Book 7117, page 488, dated December 31, 1986, said Register's Office. Being further conveyed to CAROL A. STEIN, by quitclaim deed from ROBERT E. STEIN, of record in Book 11354, page 806, dated January 13, 1999, said Register's Office.

This is commercial property and has never been the marital residence of the Grantor.

Said property is conveyed subject to all other matters affecting the premises.

The address for this property is 4107 Hillsboro Circle, Nashville, Tennessee 37215.

Witness the Grantor's hands this 8 day of February 2019.

CAROL A. STEIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Carol A. Stein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 2019.

NOTARY PUBLIC

My Commission Expires 11/5/19

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

