Karen Johnson Davidson County
Batch# 196265 DEEDQC
02/19/2019 10:45:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190219-0014715

This Instrument
Prepared By:

Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37212-2901
(615) xxx

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 15th day of February, 2019, at Nashville, Davidson County, Tennessee, by Grantor, Byron Avenue 3501, LLC, to Grantees, Byron Close Homeowners Association.

Witnesseth:

That Grantor, has this day transferred and conveyed unto the Grantee, to have and to hold to itself, and to its heirs, assigns and successors forever, certain land lying in Davidson County, Tennessee, being the common areas and right-of-way areas described in the plat of record as instrument number 20131018-0108864 in the Register of Deeds Office for Davidson County, Tennessee ("RODDC") and more particularly described as follows:

Common Area - Open Space A being Parcel ID # 104100O90000CO with a parcel address of 121 Ransom Avenue, Nashville, TN 37205. Being part of the property acquired by Grantor by deed of record in record as instrument number 20080918-0095442 RODC.

Common Area – Open Space B being Parcel ID # 104100O90200CO with a parcel address of 3505 Byron Avenue, Nashville, TN 37205. Being part of the property acquired by Grantor by deed of record in record as instrument number 20080918-0095442 RODDC.

Common Area – Open Space C being Parcel ID # 104100O90100CO with a parcel address of 3504 Richardson Avenue, Nashville, TN 37205. Being part of the property acquired by Grantor by deed of record as instrument number 20080918-0095442 RODDC.

Right-of-way – part of an area south of Byron Avenue abandoned by Metro Ordinance BL2013-386 being Parcel ID # 10410028500 with a parcel address of 0 Byron Avenue, Nashville, TN 37205. The remaining area south of Byron Avenue abandoned by Metro Ordinance BL2013-386 was acquired by Grantor by deed from Elizabeth M. Lavender of record as instrument number 20140910-0082691 RODDC.

Right-of-way – part of an area south of Byron Avenue abandoned by Metro Ordinance BL2013-386 being Parcel ID # 10410028600 with a parcel address of 0 Richardson Avenue, Nashville, TN 37205. The remaining area south of Byron Avenue abandoned by Metro Ordinance BL2013-386 was acquired by Grantor by deed from Jimmy Lynn Corbitt and wife, Lyndal Elizabeth Corbitt, of record as instrument number 20140910-0082692 RODDC.

This is unimproved real property in the Byron Close SP Development [Case No.: 2012S-170-001], Nashville, TN.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Byron Avenue 3501, LLC

Gene Blake

Gene Blake, managing member

State of Tennessee)
County of Davidson)

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Gene Blake, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the managing member of Byron Avenue 3501 LLC the within named grantor, a Tennessee limited liability company, and that he, as such managing member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Byron Avenue 3501 LLC, by himself as the managing member.

DEBRA L. DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Debra L. Duff

Debra L. Duff, Notary Public

My Commission Expires:
January 23, 2023

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes**	**Parcel ID**
Byron Close Homeowners Assoc.	Byron Close Homeowners Assoc.	10410028500
179 Belle Forest Circle	179 Belle Forest Circle	10410028600
Suite 302	Suite 302	104100O90000CO
Nashville, TN 37221	Nashville, TN 37221	104100O90100CO
		104100O90200CO

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gene Blake

Gene Blake, Affiant

Sworn to and subscribed before me this 15th day of February, 2019.

Debra L. Duff

Debra L. Duff, Notary Public

My Commission Expires:
January 23, 2023

