Karen Johnson Davidson County
Batch# 201260 DEEDQC
03/04/2019 09:03:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190304-0019205

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Fortuitous, LLC 1151 Scholl Lane Santa Cruz, CA 95062	Same	081-03-0-170.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lily Gene, LLC ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Fortuitous, LLC ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 100 feet of Lot No. Six (6) in the Subdivision of Lot No. 33 Owen Buena Vista Plan, as of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot or Northerly part of Lot No. Six (6) fronts 100 feet on the Easterly side of 14th Avenue North, formerly Nance Street, and runs back 181 feet to a dead line, and being further described as follows:

Beginning on the Easterly side of said 14th Avenue North at the Southeasterly side of 14th Avenue and Adams Street; thence, with the Southerly margin of said Adams Street and Easterly 181 feet to a dead line; thence, with said dead line and Southerly 100 feet to a point, thence Westerly and parallel with said Adams Street, and Westerly 181 feet to the East side of said 14th Avenue North; thence, with the same and Northerly 100 feet to the place of Beginning.

Included in the above description but specifically excluded from this conveyance due to prior transfer of record at Book 7891, Page 197, Register's Office for Davidson County, Tennessee, is the following:

Land in Davidson County, Tennessee, being the Southerly 50 feet of Northerly 100 feet of Lot No. 6 in the Subdivision of Lot No. 33 Owen Buena Vista Plan, as of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said Southerly 50 feet of the Northerly 100 feet of Lot No. 6 fronts 50 feet on the Easterly margin of 14th Avenue North and runs back between parallel lines 181 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Lily Gene, LLC, a Tennessee limited liability company by Quitclaim Deed from Andrew S. Levitre and Kaitlin Ann Levitre, husband and wife, in instrument No. 20180509-0044331, Register's Office for Davidson County, Tennessee. Further being the same property subjected to a horizontal property regime by the Declaration of Covenants of record in Instrument No. 20180821-0082717.

Being also known as 2214 14th Avenue North, Nashville, TN 37208.

WITNESS MY HAND this the 26 day of February, 2019.

Lily Gene, LLC

By: _____
Andrew S. Levitre, Member

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ DeKalb)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew S. Levitre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Lily Gene, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND and official seal this 26th day of February, 2019.

_____
Notary Public

ZANA W BURMASTER COM. EXP NOTARY PUBLIC Aug. 1, 2020 DEKALB COUNTY, GEORGIA

My commission expires: August 1, 2020

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS ONE AND NO/100 DOLLARS ($1.00).

Lily Gene, LLC

By: _____
Andrew S. Levitre, Member

Sworn and subscribed to before me this 26th day of February, 2019.

_____
Notary Public

My Commission Expires: August 1, 2020

ZANA W BURMASTER NOTARY PUBLIC COM. EXP. Aug. 1, 2020 DEKALB COUNTY, GEORGIA