THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

D.I. Carpentry, LLC
408 Spring Hill Dr.
Smyrna, TN 37167

Send Tax Bill to:
Owner

Map-Parcel Numbers:
P/O 119-06-0-073.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2019.

Notary Public

My Commission Expires:
1/24/22

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David M. Ivens** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM **Unto D.I. Carpentry, LLC** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 85 Elberta Street, Nashville, TN 37210.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of February, 2019.

David M. Ivens

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David M. Ivens**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2019.

My commission expires : 1/24/22

Notary Public

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Karen Johnson Davidson County
Batch# 207226 DEEDQC
03/19/2019 09:05:52 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190319-0024707

Exhibit A

Land in the Sixth Civil District of Davidson County, Tennessee, described more fully as follows:
BEGINNING at a point in the south line of Elberta Street if said street were produced in a straight line across Miller Street, said point of beginning being 200 feet east of the east line of Miller Street; thence east, along the projection of the south line of Elberta Street, 100 feet to a point; thence in a southerly direction, at right angles, 160 feet to a point; thence in a westerly direction, parallel with the projection of Elberta Street, 100 feet to a point; thence in a northerly direction, 160 feet to the point of beginning.

Said property as newly described below:

TRACT I:

LOT 8, STERLING HEIGHTS, SECTION 1
85 ELBERTA STREET
NASHVILLE, DAVIDSON COUNTY,
TENNESSEE PROPERTY MAP 119-06,
p/o PARCEL 073.00

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 09/29/18 Project Number 18-051 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Elberta Street at the northeasterly corner of Frank Miles and Jennifer Ward of record in Instrument Number
20151124-0119373 R.O.D.C. TN; said point being 480 feet westerly more or less from the right- of-way return at the intersection of Elberta Street and Sterling Boone Drive; said point also being the northwesterly corner of the herein described tract (Lot 8, Sterling Heights, Section 1 of record in Plat Book 1424, Page 97 R.O.D.C. TN) and proceeding,

1. With said southerly right-of-way of Elberta Street S 84deg57'33" E 50.04 feet to an existing iron pin at the northwesterly corner of Lot 9, Sterling Heights, Section 1 of record in Plat Book
1424, Page 97 R.O.D.C. TN; thence,

2. With the westerly boundary of said Lot 9 S 05deg04'16" W 160.0 feet to an existing iron pin on the northerly boundary of Tham Van Luu and Hoa Thi Nguyen of record in Instrument Number 20180524-0049655 R.O.D.C. TN; thence,

3. With said northerly boundary of Tham Van Luu and Hoa Thi Nguyen and the northerly boundary of Richard Payton, et ux of record in Deed Book 4219, Page 721 R.O.D.C. TN
N 85deg02'23" W 50.38 feet to an existing iron pin at the southeasterly corner of Frank Miles and
Jennifer Ward; thence,

4. With the easterly boundary of Frank Miles and Jennifer Ward N 05deg11'33" E 160.07 feet to the point of beginning.

Containing 8035 square feet or 0.18 acres more or less.

TRACT II:

LOT 9, STERLING HEIGHTS, SECTION 1
85 ELBERTA STREET
NASHVILLE, DAVIDSON COUNTY,
TENNESSEE PROPERTY MAP 119-06, p/o
PARCEL 073.00

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 09/29/18 Project Number 18-051 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Elberta Street at the northwesterly corner of Alan Smith of record in Instrument Number 20130919-0098844
R.O.D.C. TN; said point being 380 feet westerly more or less from the right-of-way return at the intersection of Elberta Street and Sterling Boone Drive; said point also being the northeasterly corner of the herein described tract (Lot 9, Sterling Heights, Section 1 of record in Plat Book
1424, Page 97 R.O.D.C. TN) and proceeding,

1. Leaving said southerly right-of-way of Elberta Street and with the westerly boundary of Alan Smith S 05deg04'21" W 160.27 feet to an existing iron pipe on the northerly boundary of Jonathan Kingham of record in Instrument Number 20130524-0052886 R.O.D.C. TN; thence,

2. With said northerly boundary of Jonathan Kingham and the northerly boundary of Tham Van
Luu and Hoa Thi Nguyen of record in Instrument Number 20180524-0049655 R.O.D.C. TN
N 84deg51'55" W 49.87 feet to an existing iron pin at the southeasterly corner of Lot 8, Sterling
Heights, Section 1; thence,

3. With the easterly boundary of Lot 8 N 05deg04'16" E 160.00 feet to the point of

beginning. Containing 7986 square feet or 0.18 acres more or less.

Being the same property conveyed to David M. Ivens by deed from Jessica Ivens, her entire interest being a twelve and one-half percent (12.5%) interest as Tenants in Common, of record in Instrument No. 20180813-0079700, dated 08/11/2018, Register's Office for said County. Also being all of the same property conveyed to David M. Ivens by deed from Lacy Ivens, her entire interest being a twelve and one-half percent (12.5%) interest as Tenants in Common, of record in Instrument No. 20180813-0079695, dated 08/11/2018, Register's Office for said County. Also being all of the same property conveyed to David M. Ivens by deed from Stephen Ivens, his entire interest being a twelve and one-half percent (12.5%) interest as Tenants in Common, of record in Instrument No. 20180813-0079693, dated 08/11/2018, Register's Office for said County. Also being all of the same property conveyed to David M. Ivens by deed from Regina D. Ivens, her entire interest being a fifty percent (50%) interest as Tenants in Common, of record in Instrument No. 20180813-0079691, dated 08/11/2018, Register's Office for said County. Also being all of the same property conveyed to Regina D. Ivens, fifty percent (50%) interest as Tenants in Common, David M. Ivens, twelve and one-half percent (12.5%) interest as Tenants in Common, Lacy Ivens, twelve and one-half percent (12.5%) interest as Tenants in Common, Jessica Ivens, twelve and one-half percent (12.5%) interest as Tenants in Common and Stephen Ivens, twelve and one-half percent (12.5%) interest as Tenants in Common, by Affidavit of Heirship of record in Instrument

No. 20180813-0079690, dated 08/11/2018, Register's Office for said County. Also being all of the same property conveyed to Regina D. Ivens, fifty percent (50%) interest as Tenants in Common, David M. Ivens, twelve and one-half percent (12.5%) interest as Tenants in Common, Lacy Ivens, twelve and one-half percent (12.5%) interest as Tenants in Common, Jessica Ivens, twelve and one-half percent (12.5%) interest as Tenants in Common and Stephen Ivens, twelve and one-half percent (12.5%) interest as Tenants in Common, by deed from Regina D. Ivens, Trustee, Family (Credit Shelter) Trust U/A dated May 24, 1996 of record in Instrument No. 20180813-0079689, dated 08/11/2018, Register's Office for said County. Also being all of the same property conveyed to Regina D. Ivens, Trustee, Family (Credit Shelter) Trust U/A dated May 24, 1996 by deed from Regina D. Ivens, Trustee, Ivens Revocable Living Trust Agreement dated May 24, 1996, of record in Instrument No. 20180813-0079688, dated 08/11/2018, Register's Office for said County. Also being all of the same property conveyed to Carl R. Ivens and Regina D. Ivens, Co-Trustees Family (Credit Shelter) Trust U/A dated May 24, 1996, a twenty-four point ninety-one (24.91%) percent interest as Tenants in Common, and Virginia G. Ivens, Trustee Ivens Family Revocable Living Trust Agreement, dated May 24, 1996, a seventy-three point zero nine (73.09%) percent interest as Tenants in Common, and to Virginia G. Ivens, individually a two (2%) percent interest, as Tenant in Common, by deed from HVRCI, L.P., a Tennessee Limited Partnership, of record in Instrument No. 20021018-0128514, dated 10/11/2002, Register's Office for said County. The said Virginia G. Ivens having since died February 10, 2018. Also being all of the same property conveyed to HVRCI, L.P., a Tennessee Limited Partnership, by deed from Henry L. Ivens and wife, Virginia G. Ivens of record in Book 10063, page 355, dated 05/24/1996, Register's Office for said County. Also being all of the same property conveyed to Henry L. Ivens and wife, Virginia G. Ivens by deed from Henry L. Ivens of record in Book 10063, page 351, dated 05/24/1996, Register's Office for said County. Also being all of the same property conveyed to Henry L. Ivens by deed from W. C. Miller and wife, Allie K. Miller of record in Book 1360, page 225, dated 05/18/1946, Register's Office for said County. The said Henry L. Ivens predeceased his wife, Virginia G. Ivens who thereupon became vested with fee simple title as surviving tenant by the entirety.