Karen Johnson Davidson County
Batch# 211891 DEEDQC
04/01/2019 08:39:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190401-0028897

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00.

AFFIANT

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 21 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 11-23-20

Address New Owners as Follows:
522 4th Ave S, LLC
6628 Mower Pl
San Diego CA 92130

Send Tax Bills To:
New Owner

Map-Parcel:
118-13-0146.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Jim Darby,** Grantor, hereby quitclaims and convey all of his undivided right, title and interest in the hereinafter described property to **522 4th Ave S, LLC, a Tennessee limited liability company,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 33 on the Plan of the Country Property of N.A. McNairy, deceased, of record in Minute Book "E" pages 564 and 565, and Plan Book 1, page 29, Chancery Court at Nashville, Tennessee, and being part of Lot No. 9 of the Plan of Caldwell Lane Subdivision, unrecorded described according to a copy of a survey made June 8, 1954, by James A. Hamilton, Jr., as follows:

Beginning on the westerly margin of Bates Drive at a point 202 feet northerly from the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence, with the westerly margin of Bates Drive and North 2 degrees 55 minutes east 223 feet to the northeasterly corner of said Lot No. 9 and on the southerly margin of Caldwell Lane; thence with the southerly margin of Caldwell Lane, north 85 degrees 45 minutes west 200 feet to the northwesterly corner of said Lot No. 9; thence, with the westerly line of said Lot No. 9 and along the easterly border of the old Morrow Property, south 2 degrees 49 minutes west 233.7 feet; thence south 85 degrees 45 minutes east 32.35 feet; thence north 2 degrees 55 minutes east 10.7 feet; thence south 85 degrees 45 minutes east 167.4 feet to the beginning;

Included in the above description but excluded from this conveyance is a tract of land described as follows:

Beginning on the westerly margin of Bates Drive, at a point 202 feet northerly from the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Bates Drive, North 2 degrees 55 minutes east 223 feet to the northeasterly corner of said Lot No. 9 and the southerly margin of Caldwell Lane; thence, with the southerly margin of Caldwell Lane, north 85 degrees 45 minutes west 90 feet; thence south 2 degrees 55 minutes west 223 feet; thence, south 85 degrees 45 minutes east 90 feet to the point of the beginning, being northeasterly 90 feet by 223 feet of Lot No. 9.

Being the same property conveyed to 522 4th Ave S, LLC, a Tennessee limited liability company, by Warranty Deed, from Carole Ottoway Beasley, unmarried, dated June 25, 2018 of record in Instrument No. 20180626-0061564, Register's Office for Davidson County, Tennessee. Said property being further conveyed by Quitclaim Deed to Jim Darby, of record in Instrument No. 20190130-0008888, dated January 29, 2019, Register's Office for Davidson County, Tennessee.

Said property also being known as 946 Caldwell Lane, Nashville, TN 37204.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 21 day of March, 2019.

Jim Darby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jim Darby,** with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 21 day of March, 2019.

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File No.: 180350JM