Karen Johnson Davidson County
Batch# 213048 DEEDQC
04/02/2019 03:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190402-0029908

QUITCLAIM DEED THIS CONVEYANCE IS FOR THE PURPOSE OF COMBINING PARCELS.	**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owners	Send Tax Bills To	Map-Parcel Nos.
Humphreys Street Investments, LLC 432, 434, 436, 438, 438 1/2, & 440 Humphreys Street Nashville, TN 37203	Humphreys Street Investments, LLC 2601 Barton Avenue Nashville, TN 37212	105 07 0 010.00 105 07 0 009.00 105 07 0 008.00 105 07 0 007.00 105 07 0 006.00 105 07 0 005.00

THIS INDENTURE, Made the 12th day of February, 2019, between **Humphreys Street Investments, LLC,** as party or parties of the first part, hereinafter called Grantors, and **Humphreys Street Investments, LLC,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits). This conveyance is being made for the purpose of combining multiple parcels into one parcel.

WITNESSETH: That Grantors for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Tract I: 432 HUMPHREYS STREET
PARCEL NO. 105-07-0-010.00

Land in Davidson County, Tennessee being the westerly 16 feet of Lot No. 75 and the easterly 20 feet of Lot No. 76 on the Plan of Humphreys, Houston and Martin' s Addition to Nashville, as of record in Book 36 page 117, Register' s Office for said County, also in Plan Book 1, page 35, Chancery Court at Nashville.

Said parts of Lots Nos. 75 and 76 front together 36 feet on the northerly side of Humphreys Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Humphreys Street Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Choice Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20120619-0053684, Register's Office for Davidson County, Tennessee.

Tract II: 434 HUMPHREYS STREET
PARCEL NO. 105-07-0-009.00

Land in Davidson County, Tennessee, being the westerly 30 feet of Lots No. 76 and the easterly 10 feet of Lot No. 77 on the Plans of Humphreys, Houston and Martin's Addition to Nashville, as of record in Book 36, page 117, Register' s Office for Davidson County, Tennessee.

Said part of Lots 76 and 77 front together 40 feet on the northerly side of Humphreys Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Humphreys Street Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Choice Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20120619-0053684, Register's Office for Davidson County, Tennessee.

Tract III: 436 HUMPHREYS STREET
PARCEL NO. 105-07-0-008.00

Land in Davidson County, Tennessee, being the West part of Lot No. 77 on the Plan of Houston Humphrey 's and Martin's Addition to Nashville, Tennessee, fronting 40 feet on the north side of Humphrey 's Street and running back between parallel lines 150 feet to an alley of record in Book 36, page 117, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Humphreys Street Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Choice Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20120619-0053684, Register's Office for Davidson County, Tennessee.

TRACT IV: 438 HUMPHREYS STREET
PARCEL NO. 105-07-0-007 .00

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 78 in the Humphrey, Houston and Martin's Addition to Nashville, as of record in Book 36, page 117, Register's Office for said County.

Said part of Lot No. 78 fronts 30 feet on the northerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Humphreys Street Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Choice Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20120619-0053684, Register's Office for Davidson County, Tennessee.

TRACT V: 438 1/2 HUMPHREYS STREET
PARCEL NO. 105-07-0-006.00

Being the westerly 20 feet of Lot No. 78 and the easterly 10 feet of Lot No, 79 on the Plan of Humphreys, Houston and Martin's Addition to Nashville, of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 78 and 79 front together 30 feet on the northerly side of Humphreys Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Humphreys Street Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Choice Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20120619-0053684, Register's Office for Davidson County, Tennessee.

TRACT VI: 440 HUMPHREYS STREET
PARCEL NO. 105-07-0-005.00

Land in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 80 and part of Lot 79 on the Plan of Houston & Humphreys Addition, recorded in Deed Book 36, Page 117, Register's Office for said county and Chancery Court Plan Book 1, Page 35, and more particularly described as follows:

Beginning at the intersection of the North right-of-way of Humphreys Street and the East right-of-way of Brown Street shown on said Plan; thence, along the East right-of-way of Brown Street N 7° 13' 35" E, 149.97 feet to the North right-of-way of a 15 foot alley; thence, along said alley S 82' 07' 02" E, 90.02 feet to an iron pin; thence, leaving said alley S 7' 13' 35" W, 149.97 feet to the North right-of-way of Humphreys Street; thence, with said Humphreys Street N 82° 07' 02" W, 90.02 feet to the Point of Beginning and containing 0.31 acre, more or less.

The above description was prepared according to Survey completed July 25, 2013 by Patrick S. Goode, Tennessee Registered Land Surveyor No. 855.

Being the same property conveyed to Humpreys Street Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Ewing Capital Group, LLC, a Tennessee limited liability company in Instrument No. 20140619-0053569, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Gordon Gilbreath, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 1-13-2020

DEBBIE F. KOHL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of February, 2019, before me personally appeared, **Gordon Gilbreath,** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that he is a Chief Manager of Humphreys Street Investments, LLC, and is authorized to execute this instrument on behalf of Humphreys Street Investments, LLC.

Witness my hand and official seal on this 12 day of February, 2019.

Notary Public
My Commission Expires: 1-13-2020

DEBBIE F. KOHL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020