Karen Johnson Davidson County
Batch# 213552 DEEDQC
04/03/2019 12:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190403-0030330

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| FAIRFAX FLATS PARTNERS<br>102 Woodmont Blvd., Suite 200<br>Nashville, TN 37205 | SAME | Map and Parcel:<br>10406008500 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRUITT C. ELLIS, CARRIE C. ELLIS and KATHLEEN E. PENNINGTON, as tenants in common** (the "Grantors"), have bargained and sold, and by these presents do transfer, quitclaim and convey unto **FAIRFAX FLATS PARTNERS,** a Tennessee general partnership (the "Grantee"), its successors, and assigns all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*(Signature Page to Follow)*

IN WITNESS WHEREOF, the Grantor has executed this instrument effective as of March 28, 2019.

GRANTORS:

TRUITT C. ELLIS

CARRIE C. ELLIS

KATHLEEN E. PENNINGTON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public, personally appeared TRUITT C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28th day of March, 2019.

Notary Public

My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 7 2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public, personally appeared CARRIE C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28th day of March, 2019.

Peggy Axford
Notary Public

My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 7 2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public, personally appeared KATHLEEN E, PENNINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28th day of March, 2019.

Peggy Axford
Notary Public

My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 7 2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $0.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn before me this 26th day of March, 2019.

Notary Public

My Commission expires:

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 7 2023

**Exhibit A**
**Legal Description**

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described hereon;

Beginning at a iron rod set at the intersection of the northerly right-of-way line of Fairfax Avenue, and the easterly right-of-way line of Interstate 440;

Thence leaving the northerly right-of-way line of Fairfax Avenue with the easterly right-of-way line of Interstate 440, North 10 deg. 54 min. 00 sec. West, 46.00 fee to an iron rod set;

Thence North 39 deg. 56 min. 00 sec. East, 155.30 feet to an existing right-of-way monument, in the southerly property line of O.I.C. Continental Condo, as of record in Plat Book 5200, Page 399, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Interstate 440, with the southerly property line of O.I.C. Continental Condo, South 50 deg. 41 min. 00 sec. East 50.00 feet to an iron rod set at the intersection with the westerly and northerly right-of-way line of Alley Number 803;

Thence leaving the northerly right-of-way line of Alley Number 803 with the westerly right-of-way line of Alley Number 803 South 39 deg. 56 min. 00 sec. West, 186.83 feet to an iron rod set at the intersection with the northerly right-of-way line of Fairfax Avenue.

Thence leaving the westerly right-of-way line of Alley Number 803, with the northerly right-of-way line of Fairfax Avenue, with a curve to the left, along an arc length of 14.46 feet, the central angel of which is 00 deg. 42 min. 17 sec., the radius of which is 1175.92 feet, the chord of which is North 42 deg. 21 min. 25 sec. West, 14.46 feet to the POINT OF BEGINNING. Containing 8,726 square feet or 0.200 acres more or less.

Being the same property conveyed to Truitt C. Ellis, Carrie C. Ellis and Kathleen E. Pennington, as tenants in common, by deed of record in Instrument No. 20111206-0095012, Register's Office for Davidson County, Tennessee.

## Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

Heather Wood
*Signature*

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
*Notary's Name*

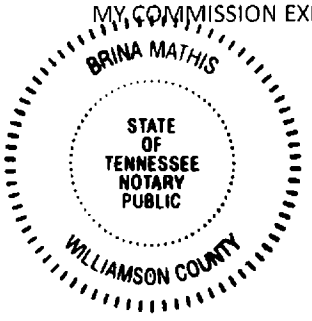
state, Heather Wood, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Brina Mathis
*Notary Signature*

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).