Karen Johnson Davidson County
Batch# 216475 DEEDQC
04/11/2019 10:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190411-0033076

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spartan Land and Investments, GP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto **Kenneth R. Meadows** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located at 1407 Oakhurst Drive in the City of Nashville, 7th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 297.00 on Davidson County Property Map 72-07, and being more particularly described according to a survey by C & K Surveyors, L.L.C. William E. Crenshaw, R.L.S. #2395, dated November 5, 2014, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of a 12' alley (#1124) at the Southern-most corner of the herein-described tract. Said beginning point being located N 54°24'30" W - 31.00' from an existing iron pin at the Northeast corner of the intersection of said 12' Alley and Oakhurst Drive. Thence, from said POINT OF BEGINNING, along the easterly right-of-way of the 12' Alley, N 54°24'30" W - 136.79' to an iron pin set at the Southeast corner of the intersection of two 12' Alleys, being the Northwest corner of the herein-described tract; Thence, along the southerly right-of-way of a 12' Alley (#1123), N 62°12'54" E - 52.82' to an iron pin set at the Northeast corner of the herein-described tract. Said pin being the Northwest corner of the Cameron S. Keyes property of record in Instrument No. 20100114-0003658, R.O.D.C., TN. Thence, leaving the southerly right-of-way of said 12' Alley, with the westerly line of the Keyes property, S 31°45'00" E - 122.58' to the POINT OF BEGINNING, containing 3,230 square feet, more or less.

Being further conveyed to Spartan Land & Investments, G.P., a Tennessee general partnership, by Deed from Nina Moss dba Moss Investments, dated November 13, 2014, recorded November 14, 2014, and appearing of record in Instrument No. 20141114-0105426, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, We have hereunto set out hands on this 10 day of April, 2019.

SPARTAN LAND AND INVESTMENTS, GP

Joshua L. Hunter, Partner

K. Ryan Meadows, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument as a Partner of Spartan Land and Investments, G.P.

Witness my hand and seal this 10 day of April, 2019.

Notary Public

My Commission Expires: 3-3-20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared ~~Joshua L. Hunter~~ & K. Ryan Meadows MM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument as a Partner of Spartan Land and Investments, G.P.

Witness my hand and seal this 15 day of April, 2019.

Notary Public

My Commission Expires: 3·3·20

MARCY MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Kenneth R. Meadows 5108 Seward Road Brentwood, TN 37027	New Owner	Davidson County 072-07-0-297.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 15 day of April, 2019.

Notary Public

My Commission Expires:

3·3·20

MARCY MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

True Copy Certification

I, Leslie A. Garside, 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, Marcy Morgan, a notary public for this county and state, Leslie A. Garside 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: 3·3·20
Notary' Seal (if on paper)

MARCY MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206