QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY AMANDA VAUGHN

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE AND ESCROW, LLC
513 3RD AVENUE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Red River Development, LLC	NEW OWNER	091-11-0-118.00
(NAME)	(NAME)	
864 Kirkwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 216558 DEEDQC
04/11/2019 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190411-0033217

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RED RIVER DEVELOPMENT, LLC**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **RED RIVER DEVELOPMENT, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 1018 on the Plan of Block 163, Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Red River Development, LLC by Warranty Deed from Matthew E. Nemeth, of record as Instrument No. 20190403-0030509, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 1020 on the Plan of Block 163, Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Red River Development, LLC by Warranty Deed from Matthew E. Nemeth, of record as Instrument No. 20190403-0030509, Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE PRESENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS

unimproved ☐
This is improved ☒ property, known as 5109 Illinois Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness our hands this 9th day of April, 2019.

RED RIVER DEVELOPMENT, LLC

Brian Richardson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Richardson,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member of Red River Development, LLC, and that he, in his capacity as Member, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 2019.

Notary Public

ASHLEY NICOLE BECKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Commission expires: March 8 2021

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

