TS

Karen Johnson Davidson County
Batch# 232490 DEEDQC
05/21/2019 09:24:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190521-0047748

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY AND RETURN TO:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
114 Property, LLC 114 37th Ave N Nashville, TN 37209	New Owner
TAX MAP - PARCEL NUMBERS: P/O 09107034300	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **114 Property, LLC,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **114 Property, LLC,** its successors and assigns, all of its right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 708, Block 107, as shown on the map entitled Plan No. 1 West Nashville, of record in Plat Book 57, pages 74-75, Register's Office for Davidson County, Tennessee, and further described from a survey by HFR Design dated 8-23-2018, R.L.S. #1906;

Bounded on the North by Michigan Avenue, on the East by 114 Property, LLC, in Instrument No. 20180830-0085999, on the South by Alley number 1205, and in the West by 114 Proprety, LLC in Instrument No. 20180830-0085999;

Commencing from the Southwest margin of Michigan Avenue and 48th Avenue North, South 88 degrees 01' 09" West 85 feet more or less to the point of beginning;

Thence, leaving the margin of Michigan Avenue with 114 Property, LLC, South 2 degrees 06' 55" East 150.00 feet to an iron pin in the margin of Alley number 1205 having a right of way width of 25 feet, thence with margin of said Alley South 88 degrees 01' 09" West 25.00 feet to an iron pin at the common corner of Lots 708 and 710;

Thence, with 114 Property, LLC, North 2 degrees 06' 55" West 150.00 feet to an iron pin in the margin of Michigan Avenue; Thence, with the margin of Michigan Avenue North 88 degrees 01' 09" East 25.00 feet to the point of beginning, containing 3,750 square feet for 0.086 acres more or less.

Being part of the same property conveyed to 114 Property, LLC by Warranty Deed from Clayton Campbell and Sarah Lane, husband and wife, dated August 29, 2018, recorded August 30, 2018, of record in Instrument No. 20180830-0085999, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Clayton Campbell and Sarah Lane, husband and wife, by Warranty Deed from Curtis M. Groves, married, dated March 12, 2010, recorded March 15, 2010, of record in Instrument No. 20100315-0019399, Register's office for Davidson County, Tennessee.

This property commonly known as: **Part of 4803 Michigan Ave, Nashville, TN 37209**

WITNESS MY HAND on this the 20 day of May, 2019.

114 Property, LLC

By: _____
Donald Loftis,
Manager

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, Donald Loftis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that his is the Manager of 114 Property, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of 114 Property, LLC, for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 20 day of May 2019.

My commission expires: _____
Notary Public (Seal)

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 20 day of May 2019.

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 20 day of May 2019.

My commission expires: _____
Notary Public (Seal)

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019