Karen Johnson Davidson County
Batch# 234767 DEEDQC
05/24/2019 02:39:05 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190524-0049559

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Stevens Homes, LLC 6005 Nolensville Pike Suite 201 Nashville TN, 37211	New Owner	Map/Parcel Part of 053 08 0 087.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, Stevens Homes, LLC, a Tennessee Limited Liability Company, (hereinafter referred to as "Grantor") does hereby quitclaim, and convey unto Stevens Homes LLC, a Tennessee Limited Liability Company, (hereinafter referred to as the "Grantee") his interest in the following described parcel of real estate located in Davidson County, Tennessee as follows:

See Exhibit A for Legal Description.

See Exhibit B for Easement Area.

This unimproved real property on Lakeshore Drive, Nashville, TN 37211.

(STATE OF TENNESSEE)
(COUNTY OF ~~DAVIDSON~~) Wilson

(The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

(Subscribed and sworn to before me this 16th day of May, 2019.

Notary Public

(My Commission Expires: 3/4/22

PATTY CHAMBERS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 16 day of May, 2019.

STEVENS HOMES, LLC

, member

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~} Wilson

Before me, the undersigned of the state and county mentioned, personally appeared Terry D. Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President for Stevens Homes, LLC, a Tennessee Limited Liability Company, and as such President acknowledged that he is authorized to execute the foregoing instrument on behalf of Stevens Homes, LLC, a Limited Liability Company, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as Members.

WITNESS my ~~hand~~ and official seal at Nashville, Tennessee, this 16TH day of May, 2019.

Notary Public

My Commission Expires: 3/4/22

PATTY CHAMBERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Exhibit A

Lot 1

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Block 16 of Dobbs & Elliot Subdivision, as of record in Plat Book 547, Page 127, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the southerly right-of-way line of 26th Street and the westerly right-of-way line of Lakeshore Drive;

Thence leaving the southerly right-of-way line of 26th Street, with the westerly right-of-way line of Lakeshore Drive, South 46 deg 03 min 25 sec East, 144.00 feet to an iron rod set at the intersection with the northerly right-of-way line of Alley #3102;

Thence leaving the westerly right-of-way line of Lakeshore Drive with the northerly right-of-way line of Alley #3102, South 44 deg 34 min 56 sec West, 50.00 feet to a point at a corner common with Lot 2 of said Block 16 of Dobbs & Elliot Subdivision;

Thence leaving the northerly right-of-way line of Alley #3102 with the easterly property line of said Lot 2, North 46 deg 03 min 25 sec West, 144.00 feet to a point in the southerly right-of-way line of 26th Street;

Thence with the southerly right-of-way line of 26th Street, North 44 deg 34 min 56 sec East, 50.00 feet to the **POINT OF BEGINNING**. Containing 7,200 square feet or 0.165 acres more or less.

Being part of the same property conveyed to Stevens Homes, LLC, as of record in Instrument Number: 20190313-0023044, at the Register's Office for Davidson County, Tennessee.

Exhibit B

Easement Area

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 1 of Block 16 of Dobbs & Elliot Subdivision, as of record in Plat Book 547, Page 127, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Commencing at an iron rod set at the intersection of the southerly right-of-way line of 26th Street, and the westerly right-of-way line of Lakeshore Drive;

Thence leaving the westerly right-of-way line of Lakeshore Drive with the southerly right-of-way line of 26th Street, South 44 deg 34 min 56 sec West, 50.00 feet to a point at corner common with Lot 2 of said Block 16 of Dobbs & Elliot Subdivision;

Thence leaving the southerly right-of-way line of 26th Street, with the easterly property line of said Lot 2, South 46 deg 03 min 25 sec East, 24.70 feet to the **TRUE POINT OF BEGINNING**;

Thence with a line through said Lot 1 for the following three calls;

1) North 41 deg 15 min 08 sec East, 4.00 feet to a point;
2) South 48 deg 39 min 41 sec East, 77.56 feet to a point;
3) South 41 deg 15 min 08 sec West, 7.53 feet to a point in the easterly property line of said Lot 2;

Thence with the easterly property line of said Lot 2, North 46 deg 03 min 25 West, 77.65 feet to the **POINT OF BEGINNING**. Containing 447 square feet or 0.010 acres more or less.

Being part of the same property conveyed to the property of Stevens Homes, LLC, as of record in Instrument Number: 20190313-0023044, at the Register's Office for Davidson County, Tennessee.