THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 242036 DEEDQC
06/11/2019 03:35:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190611-0056180

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1308 Ireland, LLC 2517B Herman St. Nashville, TN 37208	Same	092040H00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dean Yakura, a single man,** by these presents does hereby quitclaim and convey unto **1308 Ireland, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 912 14th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170417-0037149, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Olympus Development Group, LLC by Warranty deed from Eat a Biscuit, LLC of record in Instrument No. 20170308-0022821 Register's Office for Davidson County, Tennessee, dated March 2, 2017 and recorded on March 8, 2017.

Being a portion of the same property conveyed to Lilley Tn Properties, LLC by Quitclaim deed from Olympus Development Group, LLC of record in Instrument No. 20170428-0041999 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 28, 2017.

Being the same property conveyed to Dean Yakura by Warranty deed from Lilley TN Properties, LLC, a Limited Liability Company of record in Instrument No. 20190607-0054944 Register's Office for Davidson County, Tennessee, dated June 5, 2019 and recorded on June 7, 2019.

Being also known as 1308 Ireland St. Nashville, TN 37208.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the 10 day of June 2019.

Notary Public

My commission expires:
(Affix Seal)

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10 day of June 2019.

Dean Yakura

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dean Yakura,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 10 day of June 2019.

Notary Public

My Commission Expires:

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021