19-CD-3666

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

Karen Johnson Davidson County
Batch# 243293 DEEDQC
06/14/2019 08:38:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190614-0057172

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

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Music City Developers, LLC 703 Pendragon Ct. Franklin, TN 37067	New Owner

TAX MAP - PARCEL NUMBERS: 105 03 0 120.00

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, **2nd Avenue Properties, LLC,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Music City Developers, LLC,** it's 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:

Being the Southerly 45 feet of Lot No. 1, on the plan of N.P. Corbitt's Property of record in Plat Book 1, page 41, in the Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1 fronts 45 feet on the easterly side of Second Avenue South, formerly Market Street and runs back between parallel lines, with the northerly margin of Chestnut Street, formerly South Franklin Street, 180 feet to an alley.

Being the same property conveyed to 2nd Avenue Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Robert E. Patterson, unmarried, dated May 17, 2019, recorded May 21, 2019, of record in Instrument No. 20190521-0047961, Register's Office for Davidson County, Tennessee.

This property commonly known as: **1124 2nd Avenue South, Nashville, TN 37210**

WITNESS MY HAND on this the 11th day of June, 2019.

2nd Avenue Properties, LLC

Joel Kochanski, Member

Abhishek Annam, Member

STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF ~~WILLIAMSON~~ Christian

Before me, Megan Schuett, a Notary Public of said State and County aforesaid, personally appeared Joel Koghanski and Abhishek Annam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of 2nd Avenue Properties, LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Members.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of June, 2019.

My commission expires:
03/24/2021

Notary Public (Seal)

MEGAN SCHUETT NOTARY PUBLIC NOTARY ID 570180 STATE AT LARGE, KENTUCKY

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 11 day of June, 2019.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 11 day of June, 2019.

My commission expires:

Notary Public (Seal)

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON