PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
19-1-259

Karen Johnson Davidson County
Batch# 262193 DEEDQC
07/25/2019 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190725-0073171

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
830 Meridian Partners, LLC 830 Meridian St Nashville, TN 37207	830 Meridian Partners, LLC 3201 Trevor St, Ste. 200 Nashville, TN 37209
TAX MAP - PARCEL NUMBERS: 082 07 0 099.00	

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, **Kemith V. Nichols,** has this day bargained and sold, and by these presents do hereby quitclaim and convey unto **830 Meridian Partners, LLC, a Tennessee limited liability company,** its successors and assigns, all of my 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:

Beginning at a set 5/8" diameter iron rebar with TTL Cap corner with Metro Government recorded in Deed Book 3309, Page 455 in Davidson County Register of Deeds and in the western right of way of Meridian Street, thence with said line South 06 Degrees 21 Minutes 23 Seconds West for 100.00 feet to a set mag nail with metal shiner a concrete wall corner with Kevin White recorded in Deed Book 10922, Page 293 in the Davidson County Register of Deeds;

Thence with said line North 83 Degrees 03 Minutes 12 Seconds West for 174.26 feet to a set 5/8" diameter iron rebar with TTL cap in the eastern right of way for Alley # 328;

Thence with said line North 06 Degrees 21 Minutes 16 Seconds East for 100.00 feet to a set 5/8" diameter iron rebar with TTL cap corner with Metro Government recoded in Deed Book 3309, Page 455 in Davidson County Register of Deeds;

Thence with said line South 83 Degrees 03 Minutes 12 Seconds East for 174.26 feet to the point of beginning.

Parcel containing 17,425 square feet, more or less.

Land description prepared by Kenneth D. Church TN RLS 1004, TTL US, 5010 Linbar Drive, Suite # 153, Nashville, Tennessee 37211.

Being the same property conveyed to Kemith V. Nichols, by Warranty Deed, from Jeffery L. Wilson, dated August 30, 2011, recorded August 31, 2011, of record in Instrument No. 20110831-0067431, Register's Office for Davidson County, Tennessee.

This property commonly known as: 830 Meridian Street, Nashville, TN 37207

WITNESS MY HAND on this the 24 day of July, 2019.

Kemith V. Nichols

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said county and state, Kemith V. Nichols, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 24 day of July, 2019.

Susan Harville
Notary Public

My Commission Expires: 6-26-2022

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

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 $1.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24th day of July, 2019.

Teresa A Beardsley
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 24th day of July, 2019.
My commission expires: 4-21-2020

Brina Mathis
Notary Public (Seal)

BRINA MATHIS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY