Karen Johnson Davidson County
Batch# 268382 DEEDQC
08/07/2019 01:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190807-0078601

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JENNIFER S GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 31st day of July, 2019. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
James Adam Deal 414 A 37th Ave N unit A Nashville, TN 37209	New Owner	091-15-0-175.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), by these presents, does hereby quitclaim and convey unto **JAMES ADAM DEAL AND ANGELA PICKNEY DEAL,** and their heirs, successors and assigns ("Grantees"), all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being more particularly described according to a survey by John B. Kohl, III, dated February 17, 1994 as follows:

Beginning at a point in the easterly margin of 54th Avenue North, formerly Richland Avenue, said point being located 60 feet from the southerly margin of Nevada Avenue; thence, from said point with the line of Glasgow property (Book 4974, page 435, said Register's Office), East 90 feet, more or less, to a point; thence, southerly 90 feet to a point in the line now or formerly McConnell (Book 5005, page 806, said Register's Office); thence, with said line, westerly 78 feet, more or less, to the margin of 54th Avenue North; thence, with said margin 90 feet to the point of beginning.

Being the same property conveyed to IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20151112-0116996, said Register's Office.

This is improved property known as: **238 54th Avenue North, Nashville, Tennessee 37209.**

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

[INTENTIONALLY LEFT BLANK]

Witness my hand this 31st day of July 2019, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

IDEAL PROPERTIES, LLC

By: JAMES ADAM DEAL, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMES ADAM DEAL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **SOLE MEMBER** of **IDEAL PROPERTIES, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as **SOLE MEMBER**.

Witness my hand and official seal at office this 31st day of July, 2019.

Notary Public
My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020