# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 274995 DEEDQC
08/22/2019 09:14:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190822-0084327

J-SC-19-5000

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Suburban Cowboys, LLC** (NAME) | **Same** (NAME) | |
| **2441 Old Fork Pwky, Q472** (ADDRESS) | (ADDRESS) | **09107027600** |
| **Murfreesboro, TN 37128** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH AN EXISTING UNDERLYING LOT LINE AND TO OBTAIN SEPARATE MAP & PARCEL NOS.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**SUBURBAN COWBOYS, LLC** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**SUBURBAN COWBOYS, LLC** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 901 and 903 of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT I:
Said Lot No. 901 fronts 35 feet on the North side of Michigan Avenue and runs back between parallel lines with the Westerly margin of 50th Avenue, North, formerly 9th Street, 150 feet to an alley.

TRACT II:
Said Lot No. 903 fronts 25 feet on the Northerly side of Michigan Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Suburban Cowboys, LLC, by Warranty Deed from Lawrence E. Neeley Jr. and Theresa Loraine Neeley at Instrument No, 20190822-0084326, Register's Office for Davidson County, TN.

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **5000 Michigan Avenue, Nashville, TN 37209**

Witness our hands this the ~~13th~~ 20th day of August, 2019.

**SUBURBAN COWBOYS, LLC**

By: Josh Braun
Its: Member

STATE OF Tennessee )
COUNTY OF Davidson )

On this the ~~13th~~ 20th day of August, 2019, before me personally appeared **Josh Braun**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Member of **Suburban Cowboys, LLC**, the within named bargainor, a limited liability company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Suburban Cowboys, LLC**, as Member.

Witness my hand and official seal, this the ~~13th~~ 20th day of August, 2019.

Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023