34944

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF AUGUST, 2019. Notary Public MY COMMISSION EXPIRES: October 7, 2019 (AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215 34994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
OZ615, LLC	OZ615, LLC	091 12 0 202.00, 091 12 0 201.00 and 091 12 0 200.00
(NAME) 701, 705 and 707 40Th Ave. N	(NAME) 4904 Idaho Ave	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Marie F. McQuiddy and Bobby L. McQuiddy, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **OZ615, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County Tennessee, being Lot No. 9 in the Subdivision of part of Lot 14 Clifton Plan of Lots in the former 13th Civil District of said County, now 25th, City of Nashville Ward, more particularly described as follows:

Said Lot No. 9 fronts 50 feet on the west side of 40th Ave. North, and runs back between parallel lines and along the northern margin of a 15 foot alley, 229.5 feet to a 15 foot alley in the rear.

TRACT II:

Land in Davidson County, Tennessee, being part of Lots 6, 7 and 8 in the Subdivision of part of Lot 14 of Clifton Plan of Lots in the former 13th Civil District of said County, now 25th, City of Nashville Ward, more particularly described as follows:

Beginning at the intersection of the western margin of 40th Ave. North and an alley, which is the northeast corner of Lot No. 8; running thence from said point westerly along the southern margin of said alley 142 ½ feet to the eastern margin of an alley; thence south along said margin of alley 50 feet to a point; thence easterly and parallel with the southern margin of the first mentioned alley 142 ½ feet to a point on the western margin of 40th Ave. North; thence northerly with said margin of said Avenue 50 feet to the point of beginning.

File Number: GRN-1904822SSO

Karen Johnson Davidson County
Batch# 277887 DEEDWARR
08/30/2019 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20190830-0087613

TRACT III:

Land in Davidson County, Tennessee, being part of Lots 6, 7 and 8 in the Subdivision of part of Lot 14 of Clifton Plan of Lots in the former 13th Civil District of said County, now 25th, City of Nashville Ward, said parts of lots are on the western margin of 40th Ave. North, and on the northerly margin of Indiana Ave., more particularly described as follows:

Beginning at the southeast corner of Lot No. 8 and running thence from said corner west along the north line of Indiana Avenue 142 feet to an alley; thence north along the line of said alley 102 feet, more or less; thence easterly and parallel with Indiana Ave. 142 feet to the westerly margin of 40th Ave. North; thence south along the westerly line of 40th Ave. North 102 feet, more or less, to the point of beginning.

Being the same property conveyed to Marie F. McQuiddy by Deed from Charles Dungey, Sr., also known as Charles Dungey, a single man, and Sabita Dungey, a single woman dated April 22, 1988 and recorded April 22, 1988 in Book 7524, Page 601, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Marie F. McQuiddy, Bobby L. McQuidddy and Bobbie Lynn McQuiddy, tenants in common with right of survivorship by Quitclaim Deed from Beverly M. Hobbs, Trustee dated December 28, 1997 and recorded January 8, 1998, in Book 10751, Page 766, in said Register's Office for Davidson County, Tennessee. The said Bobbie Lynn McQuiddy having since died, leaving Marie F. McQuiddy and Bobby L. McQuiddy as surviving tenants in common.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 701, 705 and 707 40Th Ave. N, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2019

Marie F. McQuiddy

Bobby L. McQuiddy By Marie McQuiddy as attorney-in-fact

Bobby L. McQuiddy by Marie F. McQuiddy
as attorney-in-fact

File Number: GRN-1904822SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

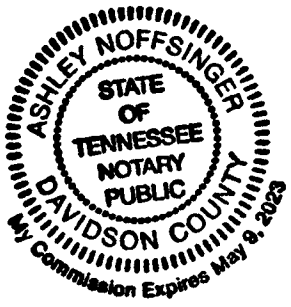
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Marie F. McQuiddy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bobby L. McQuiddy, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Bobby L. McQuiddy, for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marie F. McQuiddy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)



File Number: GRN-1904822SSO

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: _____
Notary Seal:

