Karen Johnson Davidson County
Batch# 285523 DEEDQC
09/13/2019 04:15:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190913-0093258

QUITCLAIM DEED

A-VH-19-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Neil Development LLC	**New Owner**	
(NAME)	(NAME)	
922 Lawrence Avenue		**82-12-79.00 (PARENT PARCEL)**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEIL DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), 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 Unit Nos. A, B, C and D of 201 Neill Avenue Townhomes and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190913-0093257, Register's Office for said County, to which reference is hereby made for a more complete description of said Units.

Said property was previously know as:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of the Subdivision of the northerly part of the Home Block of Neill S. Brown's Addition of record in Book 2, Page 100, Chancery Court at Nashville, to which plan reference is hereby made for a more complete description.

Said Lot No. 7 fronts 50 feet on the easterly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Warranty Deed from Elaine Moore and Bret Moore, recorded January 29, 2019 in Instrument No. 20190129-0008504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elaine Moore by Warranty Deed from Bunni Fraser Amburgey and husband, Guy Dale Amburgey, recorded October 14, 2010 in Instrument No. 20101014-0082225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plan Book 2, Page 100, Chancery Court for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190913-0093257, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **201 Neill Ave, Units A, B, C, & D, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 11 DAY OF SEPTEMBER, 2019.

Hensley Group, LLC, a Tennessee Limited Liability Company

BY: _____
Michael Eric Hensley
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MICHAEL ERIC HENSLEY, 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 HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 10th of September, 2019.

Natasha Ferrell
Notary Public
My Commission Expires: 3/31/20
(SEAL)

NATASHA FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 3.31.20

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212