Karen Johnson Davidson County
Batch# 288812 DEEDQC
09/20/2019 11:17:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190920-0095743

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **First Choice Enterprises, Inc.** ("Grantor"), a Tennessee for-profit corporation, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **RHOW Properties, LLC**, (Grantee), a Tennessee limited liability company all of its rights, title, and interests in the following described real property, to wit:

Parcel I - 0 Hummingbird, Nashville, TN 37218 - M&P - 059 13 0 009.00

A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J.R. Coarsey, Trustee, and all of Lot No. 114, Treppard Heights Subdivision, Section No. 7 of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee, and the Westerly one-half (1/2) of Lot No. 115, said Treppard Heights Subdivision, described as follows: Beginning at an iron pin in the Northerly margin of Hummingbird Drive; said iron pin being the Southerly corner between Lot No. 113 and Lot No. 114, said Treppard Heights Subdivision, Section No. 7, and running North 2 deg. 50 min. West 298 feet to an iron pin; thence North 23 deg. 35 min. West 454.9 feet to an iron pin; thence North 61 deg. 00 min. East 210.3 feet to an iron pin; thence South 19 deg. 21 min. East 409.8 feet to an iron pin; thence South 34 deg. 05 min. East 380.5 feet to an iron pint in the Northerly R.O.W. line of Hummingbird Drive; thence Westerly along a curve having a radius of 983.2 feet 225.5 feet to the point of beginning, containing 3.07 acres, more or less. Less Plat in Book 5210, Page 127

This conveyance is subject to:
Easments at Book 5580, Page 79, Book 5112, Page 528 and Plat at Book 2900, Page 13 and Plat Book 5210, Page 127 in the Register's Office of Davidson County, TN.

Being the same property conveyed to Grantor by Warranty deed recorded May 12, 2016 at Instrument No. 20160512-0047603 in the Register's Office of Davidson County, TN.

Parcel II - 0 Hummingbird, Nashville, TN 37218 - M&P - 059 13 0 011.00

A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J.R. Coarsey, Trustee, and all of Lot No. 116, Treppard Heights Subdivision Section 7, of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee, and the Easterly one-half (1/2) of Lot No. 115, said Treppard Heights Subdivision, described as follows: Beginning at an iron pin in the Northerly right of way line of Hummingbird Drive, said iron pin being the Southwesterly corner of Lot No. 117, Treppard Heights Subdivision, Section 7 and running along said right of way line Westerly on a curved line having a radius of 983.2 feet 222.5 feet to an iron pin; thence North 2 deg. 50 min. West 350.5 feet to an iron pin; thence North 19 deg. 21 min. West 409.8 feet to an iron pin; thence North 79 deg. 00 min. East 200 feet to an iron pin; thence South 8 deg. 55 min. East 341.6 feet to an iron pin; thence South 46 deg. 45 min East 340 feet to the point of beginning containing 2.79 acres, more or less. Less Plat in Book 5210, Page 127.

Being the same property conveyed to Grantor By Warranty Deed recorded May 12, 2016 at Instrument No. 20160512-0047592 in the Register's Office of Davidosn County, TN.

This conveyance is subject to:
Easments at Book 5580, Page 79, Book 5112, Page 528 and Plat at Book 2900, Page 13 and Plat Book 5210, Page 127 in the Register's Office of Davidson County, TN.

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 21st day of May, 2019.

First Choice Enterprises, Inc.

By: Reginald Howard, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Reginald Howard,** with whom I am personally acquainted, and who acknowledged that he is the President of First Choice Enterprises, Inc. A Tennessee For Profit Corporation and that as President he executed the foregoing instrument for the purposes herein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office this 21st day of May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the _____ day of May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROPERTY OWNER:	**RHOW Properties, LLC**
OWNER'S ADDRESS:	403 Ewing Dr, Nashville, TN 37205
MAIL TAX BILLS TO:	owner at owner's address