Karen Johnson Davidson County
Batch# 288838 DEEDQC
09/20/2019 12:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190920-0095771

QUITCLAIM DEED

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

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 September, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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)
Cephas Properties, LLC (NAME)	**New Owner** (NAME)	**081-11-0-480.00** **081-07-0-401.00**
650 Wedgewood Ave. (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

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,

CEPHAS PROPERTIES, LLC, A TENNESSEE LIMITIED LIABILITY COMPANY ("GRANTOR")

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

CEPHAS PROPERTIES, LLC, A TENNESSEE LIMITIED LIABILITY COMPANY ("GRANTEE")

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

TRACT I:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 1 AND 2 IN CEPHAS WOODARD'S SUBDIVISION OF LOTS NOS. 5 AND 6 OF THE WOODARD PROPERTY, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK 161, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS 1 AND 2 HEREBY CONVEYED BEGIN AT THE NORTHEASTERLY CORNER OF CEPHAS AVENUE AND BUCHANAN STREETS AND RUNNING THENCE NORTHERLY WITH THE EASTERLY MARGIN OF CEPHAS AVENUE 48 FEET TO A STAKE, THENCE AT RIGHT ANGLE TO CEPHAS AVENUE EASTERLY 115 FEET MORE OR LESS TO AN ALLEY, THENCE WITH SAID ALLEY SOUTHERLY ABOUT 73 FEET TO THE NORTHERLY MARGIN OF BUCHANAN STREET, THENCE WITH SAID BUCHANAN STREET, WESTERLY TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CEPHAS PROPERTIES, LLC, A TENNESSEE LIMITIED LIABILITY COMPANY BY QUITCLAIM DEED FROM YELLOWBALL DEVELOPMENT, GP, OF RECORD IN INSTRUMENT NO. 20190919-0095291, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 1800 CEPHAS STREET, NASHVILLE, TN 37208.

TRACT II:

LAND IN DAVIDSON COUNTY, BEING THE SOUTHERLY 50 FEET OF THE NORTHERLY 100 FEET OF LOT NO. 1 AND 2 ON THE PLAN OF CEPHAS WOODARD'S SUBDIVISION OF LOT NOS. 4 AND 5 OF THE WOODARD PROPERTY, AS OF RECORD IN BOOK 161, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF CEPHAS AVENUE AT A POINT 48 FEET NORTH OF THE NORTHERLY MARGIN OF BUCHANAN STREET; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 50 FEET; THENCE EASTWARDLY AND PARALLEL WITH THE SOUTHERLY LINE OF LOT NO. 3, RUNNING 115 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 50 FEET TO A POINT 73 FEET NORTH OF THE NORTHERLY MARGIN OF BUCHANAN STREET; THENCE WESTWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CEPHAS PROPERTIES, LLC, A TENNESSEE LIMITIED LIABILITY COMPANY BY QUITCLAIM DEED FROM YELLOWBALL DEVELOPMENT, GP, OF RECORD IN INSTRUMENT NO. 20190919-0095292, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 1802 CEPHAS STREET, NASHVILLE, TN 37208.

*****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*****

CEPHAS PROPERTIES, LLC

By: _____
Jeffrey Gaw, Managing Member

By: _____
Jody Roberts, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared **Jeffrey Gaw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a Managing Member of Cephas Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20 day of September, 2019.

_____
Notary Public

My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared **Jody Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a Managing Member of Cephas Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20 day of September, 2019.

_____
Notary Public

My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY