QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 289921 DEEDQC
09/23/2019 03:16:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190923-0096548

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

B-PB-19-1002

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 19 DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(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)
Westvue Development, LLC, a Tennessee limited liability company	**New owner**	
(NAME) **239 John Rice Boulevard, Suite A**	(NAME)	**070-07-0-020.00**
(ADDRESS) **Murfreesboro, TN 37219**	(ADDRESS)	
(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, **JOHN C. JONES, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESTVUE 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:

Property located at 1002 West Trinity Lane in Nashville, 2nd Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 20.00 on Davidson County Property Map 70-07 and being more particularly described according to a survey by William E. Crenshaw, RLS #2395 (dba Crenshaw Land Surveying, PLLC) dated July 12, 2015 as follows:

Beginning at an iron pin set in the Southerly right-of-way of West Trinity Lane at the Northwest corner of the herein-described tract. Said pin being the Northeast corner of the Charity Mission for Christ property of record in Book 858, Page 681, RODC, TN. Said pin being located approximately 208' in a Westerly direction from the centerline of Youngs Road. Thence, from said POINT OF BEGINNING, along the Southerly right-of-way of West Trinity Lane, 40 feet from the centerline, N 69 degrees 42'25" E - 154.59' to an iron pin set; Thence with a curve right having a radius of 35.00', a chord length of 43.75' said chord having a bearing of S 71 degrees 36'28" E and an arc length along said curve of 47.26' to an iron pin set in the Westerly right-of-way of Youngs Lane. Thence, along said right-of-way, 25 feet from the centerline, S 32 degrees 55'21" E - 294.54' to an iron pin set at the Southeast corner of the herein-described tract. Said pin being the Northeast corner of the Charity Mission for Christ property of record in Inst. No. 20000726-0073995, RODC, TN. Thence, leaving the right-of-way of Youngs Lane, with the line of the Charity Mission for Christ property, S 71 degrees 17'13" W - 244.63' to an iron pin set at the Southwest corner of the herein-described tract; Thence, with the line of the Charity Mission for Christ property, N 22 degrees 00'00" W - 311.08' to the POINT OF BEGINNING, containing 1.534 acres.

Being a portion of the same property conveyed to Charles J. Bradley by Quitclaim deed from Sherry P. Bradley of record in Book 6890, page 701, Register's Office for Davidson County, Tennessee, dated 05/05/1986 and recorded on 06/18/1986.

Being the same property conveyed to Norma Crow, an unmarried woman by Warranty deed from Charles J. Bradley, an unmarried man of record in Instrument No. 20150717-0070037 Register's Office for Davidson County, Tennessee, dated 07/13/2015 and recorded on 07/17/2015.

Being the same property conveyed to John C. Jones, III, a married man by Warranty deed from Norma Crow, unmarried of record in Instrument No. 20190813-0080567 Register's Office for Davidson County, Tennessee, dated August 9, 2019 and recorded on August 13, 2019.

This is **unimproved** property known as: **1002 West Trinity Lane, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 19th of September, 2019.

John C. Jones, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. JONES, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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