Karen Johnson Davidson County
Batch# 291327 DEEDQC
09/25/2019 02:43:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190925-0097578

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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W & I Ref: (cwi) 60724

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
First Trustees of the L and K Group Trust u/a/d November 21, 2017 223 Brook Hollow Road Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 118-06-0-186.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by the hereinafter named Grantee, the undersigned, **DM Scovel Properties, LLC,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **First Trustees of the L and K Group Trust under agreement dated November 21, 2017,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 17th Councilmanic District, City of Nashville, Davidson County, Tennessee, part of Lot 19-B on the Map of Battlefield Estates, Section One, recorded in Plat Book 843, pages 96 and 97, Register's Office for said County, and more particularly described in boundary survey prepared by Crawford & Cummings, P.C. dated August 31, 2016 as follows:

To find the point of beginning commence from the centerline extension of Vaulx Lane to the southerly right-of-way margin of Gale Lane (right-of-way varies);

Thence, with said right-of-way margin, easterly 340 feet to an iron rod (found), being the northeast corner of the herein described tract and the Point of Beginning;

Thence, leaving said right of way margin and with the westerly line of the David W. Vaughn Sr. tract, recorded in Deed Book 9295, page 344, R.O.D.C., Tennessee, South 11 egress 12' 53" East, a distance of 100.00 feet to an iron rod (set) also being the southeast corner of the herein described tract;

Thence, continuing with the Vaughn tract, North 89 degrees 40' 12" West, a distance of 50.00 feet to an iron rod (set) the east line of Lot 18-B on the Map of Battlefield Estates, Section One, also being part of the William Christopher Reynolds Tract, recorded in Instrument No. 20150710-0067038, R.O.D.C., Tennessee and the southwest corner of the herein described tract;

Thence leaving the Vaughn tract and with the east line of Lot 18-B, North 11 degrees 12'53" East, for a distance of 100.000 feet to an iron rod (set) in the southerly right-of-way margin of Gale Lane, being the northeast corner of Lot 18-B and the northwest corner of the herein described tract;

Thence, leaving Lot 18-B and with the southerly right-of-way margin of Gale Lane, South 89 degrees 40' 12" East, for a distance of 50.00 feet to the Point of Beginning and containing 4,898 Square feet or .011 Acres, more or less.

Being the same property conveyed to DM Scovel Properties, LLC 50% undivided interest, and Hyperion Holdings, GP 50% undivided interest, as joint tenants in common, by Warranty Deed from William Christopher Reynolds, a single person, dat4ed October 7, 2016 and recorded on October 11, 2016, of record in Inst. No. 20161011-0107405, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the most recent vesting deed of record.

This is improved property known as: 829 Gale Lane, Nashville, Tennessee 37204

WITNESS THE EXECUTION HEREOF on Sept 24, 2019.

DM Scovel Properties, LLC

By: _____

Derrick Morgan, Sole Member

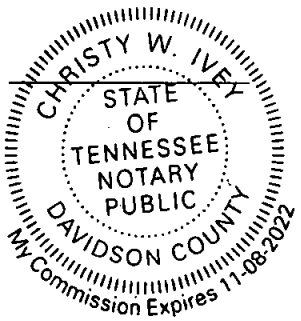
State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **DM Scovel Properties, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and were identified as the Sole Member of **DM Scovel Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such Members for the purposes therein contained, by signing in the name of the limited liability company as such Members.

Witness my hand and official seal on Sept 24, 2019.

Notary Public

My Commission Expires:



State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on Sept 24, 2019.

Notary Public

My Commission Expires:

