(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 303256 DEEDQC
10/21/2019 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191021-0107703

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC
COMMISSION EXPIRES: _____

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

ADDRESS OF NEW OWNER:
BC Properties
PO Box 428
Brentwood, TN 37024

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
81-11-510.00

QUITCLAIM DEED

For and in consideration of Zero Dollars (0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Duke & Duke, LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of its right, title and interest to the hereinafter described property to **BC Properties, a Tennessee general partnership** (hereinafter referred to as "GRANTEE"), its successors and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEING THE SOUTHERLY ONE-THIRD OF LOT NO. 201 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS 2ND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID SOUTHERLY ONE-THIRD OF LOT NO. 201 FRONTS 33-1/3 FEET ON THE EASTERLY SIDE OF 14TH AVENUE, NORTH, FORMERLY ALBERTA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CLS INVESTMENT PROPERTIES, INC. BY WARRANTY DEED FROM WADE PHELPS, DATED JANUARY 14, 2008, OF RECORD IN INSTRUMENT NO. 20080116-0005139, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO DUKE & DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SUCCESSOR TRUSTEE'S DEED FROM BRYAN D. SPICER, SUCCESSOR TRUSTEE, DATED JANUARY 11, 2012, OF RECORD IN INSTRUMENT NO. 20120113-0003664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is commonly known as: 1622 14th Avenue North, Nashville, TN 37208

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 16th day of October, 2019.

Duke & Duke, LLC

By: Bryan D. Spicer
Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Duke & Duke, LLC, and that he as such Chief Manager, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of October, 2019.

Notary Public

My Commission Expires:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020