# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 304210 DEEDQC
10/22/2019 01:41:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191022-0108285

KN

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**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) |
|---|---|---|
| **2109, LLC** | **Taryn K. Anderson** | |
| (NAME) | (NAME) | **081-11-0-028.00** |
| **2109 Buchanan Street** | **7328 Highway 70 S** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville TN 37208** | **Nashville TN 37221** | |
| (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,

**ELEPHANT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTOR"),

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

**2109, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE")

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:

**BEING LOT NO. 313 AND PART OF LOT NO. 314 ON THE PLAN OF J. M., T. J., AND G.W. HARDING'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:**

**BEGINNING ON THE SOUTHERLY MARGIN OF BUCHANAN STREET, FORMERLY HYDES FERRY TURNPIKE AT THE CORNER OF LOT NOS. 312 AND 313 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 312 AND 313 SOUTHWARDLY 150 FEET TO AN ALLEY; THENCE EASTWARDLY 112 FEET TO A POINT ON THE WESTERLY MARGIN OF22ND AVENUE NORTH, FORMERLY ALAMO STREET, BEING THE SOUTHEAST CORNER OF SAID LOT NO. 314; THENCE WITH THE WESTERLY MARGIN OF 22ND AVENUE, NORTH NORTHWARDLY 97 FEET; THENCE EASTWARDLY 34 FEET; THENCE NORTHWARDLY 53 FEET TO THE SOUTHERLY MARGIN OF BUCHANAN STREET; THENCE WITH THE SAME EASTWARDLY 78 FEET TO THE BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO ELEPHANT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM RONALD S PARDUE AND NANCY S. PARDUE, OF RECORD IN INSTRUMENT NUMBER 20180122-0006474 ON JANUARY 22, 2018 WITH THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****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*****

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This is **improved** property known as: **2109 Buchanan Street, Nashville TN 37208.**

Witness our hands this the 18 day of October, 2019.

**ELEPHANT, LLC**

Alexander James Lockwood
Sole Member

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander James Lockwood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Sole Member of Elephant, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at 406 Lockland Dr. Nashville, TN 37206 on this 18 day of August 2019.

NOTARY PUBLIC

My Commission Expires: 6-19-2022

JOSHUA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY