QUITCLAIM DEED

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

20191022-0108287

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)
1409, LLC	**Taryn K. Anderson**	
(NAME)	(NAME)	
1409 Buchanan Street	**7328 Highway 70 S**	**081-11-0-353.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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,

BUCHANAN STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR"),

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

1409, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 288 IN D.T. MCGAVOCK'S ADDITION, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 288 FRONTS 50 FEET ON THE SOUTH SIDE OF BUCHANAN STREET, FORMERLY HYDES FERRY PIKE, AND RUNS BETWEEN PARALLEL LINES 225 FEET, MORE OR LESS, TO THE LINE OF LOT 287 IN SAME PLAN, BEING 99 FEET WEST OF 14TH AVENUE, NORTH, FORMERLY ALBERTA AVENUE, ON THE FRONT LINE, AND 49 FEET EAST OF A 16 FOOT ALLEY ON THE WEST OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BUCHANAN STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED FROM JOHN H. OTEY, JR. AND WIFE, BETTYE G. OTEY, OF RECORD IN INSTRUMENT NUMBER 20140922-0086895 ON SEPTEMBER 22, 2014 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*****

KN

The property is unimproved property located at: **1409 Buchanan Street, Nashville, Tennessee 37208.**

Witness our hands this the 15th day of October, 2019.

BUCHANAN STREET PROPERTIES, LLC

Alexander James Lockwood
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 Member of Buchanan Street Properties, 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 Drive Nashville TN on this 15th day of ~~August~~ October 2019.

NOTARY PUBLIC

My Commission Expires: 6-19-2022

JOSHUA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY