QUITCLAIM DEED

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

20191022-0108288

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)

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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)
1411, LLC	**Taryn K. Anderson**	
(NAME)	(NAME)	
1411 Buchanan Street	**7328 Highway 70 S**	**081-11-0-354.00**
(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

1411, 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 A CERTAIN PARCEL OF LAND LYING IN THE TWENTY-FIRST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS A PORTION OF LOT 288 AS SHOWN ON THE FINAL PLAT ENTITLED "DT MCGAVOCK AND OTHERS ADDITION" OF RECORD IN PLAT BOOK 21, PAGE 41, RECORDED IN 1858, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID PARCEL IS LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BUCHANAN STREET AS THE EASTERLY RIGHT-OF-WAU LINE OF ALLEY 541 AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BUCHANAN STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY 541 AND BEING THE NORTHWESTERLY COMER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING ALLEY 541 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BUCHANAN STREET, NORTH 86 DEGREES 06 MINUTES 41 SECONDS EAST, 51.35 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES AT THE NORTHWESTERLY COMER OF JOHN H: OTEY, JR. ET UX BETTYE G. OTEY OF RECORD IN BOOK 6334, PAGE 220, R.O.D.C.T. AND SHOWN AS A PORTION OF LOT 288 ON THE PLAT ENTITLED DT MCGAVOCK AND OTHERS ADDITION OF RECORD IN PLAT BOOK 21, PAGE 41, R.O.D.C.T.;

THENCE, WITH SAID OTEY, SOUTH 33 DEGREES 49 MINUTES 45 SECONDS EAST, 216.06 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES IN THE NORTHERLY LINE OF DOROTHY JEAN WARFIELD & WILLIAM WARFIELD OF RECORD IN BOOK 9760, PAGE 309, R.O.D.C.T., AND SHOWN AS A PORTION OF LOT 287 ON THE PLAT ENTITLED DT MCGAVOCK AND OTHERS ADDITION OF RECORD IN PLAT BOOK 21, PAGE 41, R.O.D.C.T.;

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THENCE, WITH SAID WARFIELD, SOUTH 56 DEGREES 10 MINUTES 15 SECONDS WEST, 44.50 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES IN THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY 541;

THENCE, WITH SAID ALLEY, NORTH 33 DEGREES 49 MINUTES 45 SECONDS WEST, 241.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,185 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED FROM A SURVEY DATED JULY 30, 2014, THAT WAS PREPARED BY TED STEVENSON, REGISTERED LAND SURVEYOR, TENNESSEE LICENSE NO. 2136, RAGAN-SMITH-ASSOCIATES, INC., 315 WOODLAND STREET, P.O. BOX 60070, NASHVILLE, TN 37206.

BEING THE SAME PROPERTY CONVEYED TO BUCHANAN STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM JOHNNY BURROUGHS AND WIFE, LINDA BURROUGHS, OF RECORD IN INSTRUMENT NUMBER 20140808-0071817 ON OCTOBER 8, 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*****

This is improved property known as: **1411 Buchanan Street, Nashville, TN 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 Dr. ~~October~~ Nashville 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