Karen Johnson Davidson County
Batch# 307257 DEEDQC
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Fees: $22.00 Taxes: $0.00
20191028-0110527

This Instrument Prepared By:

Garside & Hunter, PLLC
1104 Fatherland St
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of combining map and parcel numbers of Parcel 1, 2, 3 and 4 below, **EIGHT-NINE KING DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **EIGHT-NINE KING DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns. A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1 (1 FERN AVE., 071-14-0-279.00):

Land located in Davidson County, Tennessee and more particularly described as follows:

Being the Easterly 60 feet of Lot No. 14 of Block "B", on the Plan of East-View Subdivision of the Shwab Property, as of record in Book 547, Page 64, Register's Office for said County.

Said part of Lot No. 14 fronts 60 feet on the Northerly side of Eastmoreland Avenue, and runs back 59 feet 6 inches on the Easterly line and 60 feet, more or less, on the Westerly to the Southerly line of Lot No. 13, measuring 60 feet thereon.

Being Tract 1 of the same property conveyed to Eight-Nine King Development, LLC, by Warranty Deed from Chris, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160901-0092127, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016 and recorded on September 01, 2016.

PARCEL 2 (1 A FERN AVE., 071-14-0-280.00):

Land in Davidson County, Tennessee, being part of Lot No. 14 of Block "B", on the Plan of East-View Subdivision of the Shwab Property, as of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the Northerly margin of Fern, formerly Eastmoreland Avenue; at the Southwest corner of the property conveyed to D. B. Tune and wife, by deed from M. H. Webb and wife, of record in Book 2198, Page 45, Register's Office for Davidson County, Tennessee; thence with Tune's Westerly line, Northwardly feet, more or less, to the Southerly line of Lot No. 13; thence with said line Westwardly 34 feet 6 inches to a point 65 feet East of Elmhurst Avenue; thence Southwardly 70 feet, more or less, to the Northerly margin of Fern Avenue; thence with said Avenue, Eastwardly 35 feet 6 inches to the BEGINNING.

Being Tract 2 of the same property conveyed to Eight-Nine King Development, LLC, by Warranty Deed from Chris, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160901-0092127, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016 and recorded on September 01, 2016.

PARCEL 3 (3 FERN AVE., 071-14-0-281.00):

Being the Westerly part of Lot No. 14 of Block "B" on the Plan of Eastview Subdivision of the Shwab Property, of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee.

BEGINNING at the Northeast corner of Elmhurst Avenue and Fern, formerly Eastmoreland Avenue; thence with the Easterly margin of Elmhurst Avenue, Northwardly 88 feet 10 inches to the corner of Lots 13 and 14; thence with the line between said two lots, Eastwardly 65 feet to a point 34 feet 6 inches West of the Northwest corner of the property conveyed to D.B. Tunel and wife, by deed in Book 2198, Page 45, thence Southwardly 70 feet, more or less, to the Northerly margin of Fern Avenue; thence with

said Avenue, Westwardly 54 feet to the POINT OF BEGINNING.

Being the same property conveyed to Eight-Nine King Development, LLC, by Warranty Deed from Ju Ju, LLC, of record in Instrument No. 20160901-0092126, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016 and recorded on September 01, 2016.

PARCEL 4 (13 FERN AVE., 071-14-0-282.00):

Land in Davidson County, Tennessee, being Lots No. 1 and 2 of Block "E" on the Plan of East View Subdivision of the Shwab Property of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 65 feet on the Westerly side of Elmhurst Avenue, and runs back 150 feet on the North line, and 150 feet and 2 inches on the South side line, with the Northerly margin of East Moreland Avenue (now Fern Street), to a dead line, and shows 55 feet and 8 inches on said dead line. Said Lot No. 2 fronts 50 feet on the Westerly side of Elmhurst Avenue, and runs back between parallel lines 150 feet to a dead line.

Being Tract 5 of the same property conveyed to Eight-Nine King Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Urban Gate Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150605-0052955, in the Register's Office of Davidson County, Tennessee, dated June 02, 2015 and recorded on June 05, 2015.

IN WITNESS WHEREOF, we have hereunto set out hands on this 29 day of October, 2019.

EIGHT-NINE KING DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____ member

Tyler King, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Tyler King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of Eight-Nine King Development, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29 day of October, 2019.

_____
Notary Public

My Commission Expires:

_____

JOSHUA L. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Eight Nine King Development, LLC 1585 Mallory Lane Suite 202 Brentwood, TN 37027	New Owner	Davidson County 071-14-0-279.00; 071-14-0-280.00; 071-14-0-281.00; 071-14-0-282.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 29 day of October, 2019.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)