Prepared by:
Loy Carney, Attorney At Law
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Karen Johnson Davidson County
Batch# 318794 DEEDQC
11/25/2019 09:06:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191125-0121272

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 21 day of November, 2019.

Notary Public
My Commission Expires:

LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Barbara Moutenot **Roger Moutenot** **Sophie Simons Little** **Courtney Little** **1702 Cedar Lane** **Nashville, TN 37212**	Same	**105 07 0 061.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

HUMPHREYS STREET PARTNERS, A Tennessee General Partnership, (the "Grantors"),

have bargained and sold, and by these presents do transfer and convey, unto the said

Barbara Moutenot as to a 25% interest,
Roger Moutenot as to a 25% interest,
Sophie Simons Little as to a 25% interest,
Courtney Little as to a 25% interest, (the "Grantees"),

their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **483, 485, and 487 HUMPHREYS STREET, NASHVILLE, TN 37212**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 21 day of November, 2019

HUMPHREYS STREET PARTNERS, GP

Barbara Moutenot, General Partner

Roger Moutenot, General Partner

Sophie Simmons Little, General Partner

Courtney Little, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BARBARA MOUTENOT, with whom I am personally acquainted, and who, upon oath, acknowledged theirself to be a partner of HUMPHREYS STREET PARTNERS, the within named bargainor, a partnership, and that as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by their hand as partner.

Witness my hand and official seal this 20 day of November, 2019.

NOTARY PUBLIC

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ROGER MOUTENOT, with whom I am personally acquainted, and who, upon oath, acknowledged theirself to be a partner of HUMPHREYS STREET PARTNERS, the within named bargainor, a partnership, and that as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by their hand as partner.

Witness my hand and official seal this 20 day of November, 2019.

NOTARY PUBLIC

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SOPHIE SIMMONS LITTLE, with whom I am personally acquainted, and who, upon oath, acknowledged theirself to be a partner of HUMPHREYS STREET PARTNERS, the within named bargainor, a partnership, and that as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by their hand as partner.

Witness my hand and official seal this 19 day of November, 2019.

NOTARY PUBLIC

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared COURTNEY LITTLE, with whom I am personally acquainted, and who, upon oath, acknowledged theirself to be a partner of HUMPHREYS STREET PARTNERS, the within named bargainor, a partnership, and that as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by their hand as partner.

Witness my hand and official seal this 21 day of November, 2019.

NOTARY PUBLIC

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

TO

LEGAL DESCRIPTION

TRACT I (483 HUMPREYS STREET, NASHVILLE, TN 37203)
Being the west 23 feet of Lot No. 28 and the East 3 feet of the north 140 feet of Lot No. 27 on the Map of Houston, Humphrey & Martin's Addition to Nashville, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, also in Minute Book "D", page 129 of the Chancery Court at Nashville and described as follows:

Beginning at a point in the southerly margin of Humphreys Street 23 feet east of the corner of Lots Nos. 27 & 28; thence southerly, parallel with the line between said lots, 150 feet to the north margin of an alley; thence, with the margin of same westerly 23 feet to a point at the corner of Lots Nos. 27 and 28; thence with the line between said lots northerly 10 feet to a point; thence at right angles westerly 3 feet to a point; thence northerly, parallel with the line between said Lots 27 and 28, 140 feet to the south margin of Humphreys Street, thence with the margin of same easterly 26 feet to the beginning.

TRACT II (485 & 487 HUMPHREYS STREET, NASHVILLE, TN 37203)
Two tracts of land in Davidson County, Tennessee, being Lot No. 26 and part of Lot No. 27 on the Map of Humphreys, Houston & Martin's Addition to South Nashville, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, aslo of record in Plan Book 1, page 35, of the Chancery Court at Nashville and described as follows:

Lot No. 26 fronts 50 feet on the southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Part of Lot 27 described as follows:

Beginning on the southerly margin of Humphreys Street at the corner of Lots Nos. 26 and 27; thence with the line between said two lots, southwardly 150 feet to the northerly margin of an alley; thence with said alley eastwardly 50 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots, northwardly 10 feet; thence westwardly 3 feet; thence northwardly 140 feet to the southerly margin of Humphreys Street, thence with said Street, westwardly 47 feet to the beginning.

Being the same property conveyed to HUMPHREYS STREET PARTNERS by deed of record dated March 2, 2012 and recorded at Instrument No. 20120307-0020056, Register's Office for Davidson County, Tennessee.