Karen Johnson Davidson County
Batch# 327898 DEEDQC
12/10/2019 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191210-0127478

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 2019.

Notary Public

MY COMMISSION EXPIRES: 07/03/2023
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

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)
Vastland Development, GP	**Same**	**09212046900**
(NAME)	(NAME)	
1720 West End Ave, Suite 600		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

AVALON MIDTOWN, GP, A TENNESSEE GENERAL PARTNERSHIP ("GRANTOR")

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

VASTLAND DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP ("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. 77 on the plan of the Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County. Said lot No. 77 fronts 50 feet on the Southerly side of Hayes Street and runs back between parallel lines, with the Easterly margin of 18th Avenue North, formerly Vanderbilt Avenue, 180 feet to an alley.

Being the same property conveyed to **Avalon Midtown, GP, A Tennessee General Partnership**, by Quitclaim Deed from **Mark Alan Doyne and Stephen Eric Doyne, Tenants in Common**, of record in Instrument No. 20160217-0015079, register's office for Sumner 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: **1719 Hayes Street, Nashville, TN**

Witness our hands this the 26th day of November, 2019.

AVALON MIDTOWN, GP

BY: _____
MACK H. MCCLUNG, PARTNER

BY: _____
J.D. EATHERLY, PARTNER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MACK H. MCCLUNG,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Partner of Avalon Midtown, GP, a Tennessee General Partnership, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 26th day of November, 2019.

_____
Notary Public

My Commission Expires: 7/9/22

BOBBI J NALLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J.D. EATHERLY,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Partner of Avalon Midtown, GP, a Tennessee General Partnership, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December 2019.

_____
Notary Public

My Commission Expires: 7/9/22

BOBBI J NALLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Laura Mitchell, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY