THIS INSTRUMENT PREPARED BY:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, STE. 200
Brentwood, TN 37027

Address New Owner(s) as follows:
314 McMillan St.
Nashville, TN 37203-2913

Send Tax Bill to:
Owner

Map-Parcel: 106-13-1B 002.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 19 day of Dec., 2019.

Notary Public

My Commission Expires:
10/1/2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($0.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MIDTOWN REALTY, LLC, A TENNESSEE LIMITIED LIABILTY COMPANY,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENCE DO HEREBY CONVEY TO **PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITIED LIABILTY COMPANY,** HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit A.

THIS IS IMPROVED PROPERTY KNOWN AS: 302 B Polk Avenue, Nashville, TN 37201.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument this 19th day of December, 2019.

Midtown Realty, LLC

BY: _____
Harold Johnson, Member

Karen Johnson Davidson County
Batch# 334168 DEEDQC
12/26/2019 08:24:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191226-0132731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such MEMBER.

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

My commission expires: 1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 302 Polk Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191106-0114704, and being show on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Midtown Realty, LLC by deed from Bernard S. Rapheld and wife, Patricia E. Rapheld, dated 11/08/2019, of record in Instrument No. 20191106-0114702, said Register's Office.

Also being a portion of the same property conveyed to Bernard S. Rapheld and wife, Patricia E. Rapheld by deed from Timothy Gentry, unmarried, dated 03/17/2003, of record in Instrument No. 20030404-0044852, said Register's Office.