QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 335717 DEEDQC
12/27/2019 01:31:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191227-0133935

O-FB-19-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brixton Holdings, LLC	**Brixton Holdings, LLC**	
(NAME)	(NAME)	**083-06-0-208.00**
209 Gentry Street	**209 Gentry Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(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, **CHARLES WARDLAW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIXTON HOLDINGS, LLC** hereinafter called the Grantee(s), 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:

Land in Davidson County, Tennessee, being the southerly part of Lot "G" in the First Subdivision of Brownsville, as per plan in Book 21, Page 112, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin located 250 feet, N 1 deg. 29' E, from the northeast intersection of Gentry Street, and Waters Avenue, said point of beginning being the southwest corner of Lot "G", running thence with the easterly margin of Gentry Street, North 1 deg. 29' E. 56 feet to an iron pin; thence South 88 deg. 00' E, 79.9 feet to an iron pin; thence S 2 deg. 00' W. 13 feet to an iron pin; thence South 88 deg. 15' E, 117.1 feet to an iron pin located in the westerly margin of Porter Road; thence with the westerly margin of Porter Road, South 27 deg. 00' W. 48 feet to an iron pin; thence North 88 deg. 00' W. 174 feet to the point of beginning.

Being the same property conveyed to Charles Wardlaw by deed from Marshall Lockard, Administrator of the Estate of Lisa Shirley Mayberry of record in Instrument No. 20191212012837 3, Register's Office for Davidson, Tennessee.

This is **improved** property known as: **208 Gentry Street, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 15th day of December, 2019.

Charles Wardlaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES WARDLAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212