Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040. (931) 218-7800, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 336595 DEEDQC
12/31/2019 08:26:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191231-0134699

227 2ND AVE N LLC

TO: QUITCLAIM DEED

WILLOUGHBY FAMILY REVOCABLE TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 30th day of December, 2019, by Grantor, 227 2ND AVE N LLC, a Tennessee limited liability company to Grantee, WILLOUGHBY FAMILY REVOCABLE TRUST, JOSEPH WILLOUGHBY and JENNIFER WILLOUGHBY, CO-TRUSTEES,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in the Nineteenth (19th) Councilmanic District of Metropolitan Nashville Davidson County, Tennessee, being bounded described as follows:

> Land lying in the southwest comer of the intersection of 2nd Avenue North and Alley #3 in the 19th Councilmanic District of Metropolitan Nashville Davidson, County, Tennessee. Being the land deed to C. Dewey Branstetter, Jr. and Jane B. Stranch by deed of record in Book 9099, Page 112, in the Register's Office for Davidson County (R.O.D.C), Tennessee and being Lot 1 and the southerly part of Lot 2 on the Plan of John M. Hill's Subdivision of Lot 25 on the Original Plan of the Town of Nashville as recorded in Book 21, Page 109, R.O.D.C, Tennessee and more particularly described as follows:
>
> Beginning at a "MAG" nail (new) at the intersection of the west right of way line of 2nd Avenue North and South right of way line of Alley #3;
> 1. Thence with the west right of way line of 2nd Avenue North, South 26 degrees 54 minutes 36 seconds East, a distance of 28.32 feet to a "MAG" nail (new) at the northeast corner the land deeded to 21C Nashville, LLC by recorded in Instrument No. 20140725-0066199, R.O.D.C., Tennessee;

2. Thence the North line of 21C Nashville and with the face of a building South 62 degrees 32 minutes 24 seconds West, 113.16 feet to a "MAG" nail (new) on the east line of the land deeded to Scott C. Chambers by deed recorded in Instrument No. 20131219-0128484, R.O.D.C., Tennessee;
3. Thence with the East line of Scott C. Chambers, North 27 degrees 15 minutes 14 seconds West, a distance of 28.33 feet to a "MAG" nail (new) on the south right of way line of Alley#3;
4. Thence with the south right of way line of Alley #3, North 62 degrees 32 minutes 46 seconds East, a distance of 113.33 feet to the point of beginning, containing 3,207 square feet or 0.07 acre, more or less.

BEING the same property conveyed to 227 2ND Ave N LLC, by Special Warranty Deed from Scott Chambers, dated January 15, 2016 and recorded January 19, 2016 at 11:06 AM of record in Instrument No. 20160119-0004946, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

227 2ND AVE N LLC

By: _____
JENNIFER WILLOUGHBY
Member

By: _____
JOSEPH WILLOUGHBY
Member

GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JENNIFER WILLOUGHBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of 227 2ND AVE N LLC, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Member.

Witness my hand and seal at office this the 30 day of December, 2019.

Brittney Stewart
Notary Public

My Commission Expires: 2/18/2020.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JOSEPH WILLOUGHBY, 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 of 227 2ND AVE N LLC, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Member.

Witness my hand and seal at office this the 30 day of December, 2019.

Brittney Stewart
Notary Public

My Commission Expires: 2/18/2020.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name
And Mailing Address:

Joseph Willoughby and
Jennifer Willoughby, Co-Trustees
Willoughby Family Revocable Trust
227 2nd Ave N, Ste 401
Nashville, TN 37201

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:

227 2nd Ave N, Unit 101
Nashville, TN 37201

Map and Parcel No.:

093 02 3G 001.00

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is **$-0-**

Affiant

Subscribed and sworn to before me this the
30 day of December, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/18/2020

