Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Royer Properties, LLC 5112 Walnut Park Dr. Brentwood, Tennessee 37027 Attn: Ken Royer	10412009100	Same as Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (JTT) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **1935 Partners**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey to **Royer Properties, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This is improved property known as 2004 21st Ave., Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 336607 DEEDQC
12/31/2019 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191231-0134715

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration for this transfer is $0.

Affiant

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

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

Notary Public
My Commission Expires: 5-25-20

219341-401001

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 19th day of December, 2019.

GRANTOR:

1935 Partners, a Tennessee general partnership

By: _____
Name: James H. Littlejohn
Title: Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, James H. Littlejohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is an authorized Partner in 1935 Partners, a Tennessee general partnership, the Grantor, and that he is authorized to execute this instrument on behalf of said general partnership.

WITNESS my hand, at office, this 19th day of December, 2019.

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Notary Public: _____
My Commission Expires: 7-3-2023

4848-9781-2911.1
219341-401001

Exhibit A
Description of Property

Being a parcel of land located in Nashville, Davidson County, Tennessee, being Lot 3 on the Plan of Calhoun Subdivision as recorded in Plat Book 161, Page 156 in the Davidson County Register of Deeds; bounded on the north by Nancy G. Hodes as recorded in Instrument Number 20020710-0083017, RODC, bounded on the east by the western right-of-way of Alley #922, bounded on the south by Mitchell and wife Amy Wright as recorded in Instrument Number 20071227-0148102, Davidson County Register of Deeds, and bounded on the west by the eastern right of way of 21st Avenue South (U.S. Highway 431/State Route 106).

Parcel being more particularly described as follows:

POINT OF BEGINNING being a "X" mark on concrete wall in the eastern right of way of 21st Avenue South (U.S. Highway 431/State Route 106) lying approximately 100 feet southwest of the point of intersection of eastern right of way of 21st Avenue South and the southern right of way of Portland Avenue, said point being the southwest corner of by Nancy G. Hodes as recorded in Instrument Number 20020710-0083017, Davidson County Register of Deeds; thence with said line **South 82 Degrees 08 minutes'44 seconds East for 160.10 feet** to a set 5/8" diameter iron rebar with TTL cap in the western right of way of Alley #922;

Thence with said right of way of Alley #922 **South 07 Degrees 03 minutes 04 Seconds West for 50.00 feet** to a found 5/8" diameter iron rebar corner with Michael Wright and wife Amy Wright recorded in Instrument Number 20071227-01481020 in Davidson County Register of Deeds;

Thence with said line **North 82 Degrees 07 Minutes 05 Seconds West for 157.96 feet** to an found railroad spike in the eastern right of way of 21st Avenue South (U.S. Highway 431/State Route 106;

Thence with said right of way **North 04 Degrees 35 Minutes 55 Seconds East for 50.00 feet** to the point of beginning.

Parcel containing **7945 square feet** more or less or **0.18 Acres** more of Bearings based on Tennessee State Plane Coordinate System

Description prepared by Kenneth D. Church TN RLS 1004, TTL USA, 5010 Linbar Drive, # 153, Nashville, Tennessee.

Being the same property conveyed to Grantor by Deed of record at Book 11075, page 709, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

