QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

M. 2-C
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2019.

Darla Hysmith
Notary Public

MY COMMISSION EXPIRES: NOV. 8, 2021
(AFFIX SEAL)

DARLA HYSMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2021

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson Davidson County
Batch# 336816 DEEDQC
12/31/2019 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191231-0135016

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE AND ESCROW, LLC
513 3RD AVENUE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MUSTARD SEED LIVING, LLC	NEW OWNER	092-02-0-421.00
(NAME) **513 3RD AVE S.**	(NAME)	
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MUSTARD SEED LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **MUSTARD SEED LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 162, as shown on the Plan of the Subdivision of the Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 162 fronts 50 feet on the northerly side of Albion Street, and runs back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Mustard Seed Living, LLC, a Tennessee limited liability company, by Warranty Deed from Teresa D. Edwards, of record as Instrument No. 20181012-0101482, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 163, as shown on the Plan of the Subdivision of the Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 163 fronts 50 feet on the northerly side of Albion Street, and runs back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Mustard Seed Living, LLC, a Tennessee limited liability company, by Warranty Deed from Teresa D. Edwards, of record as Instrument No. 20181012-0101482, Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE PRESENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS

unimproved ☐
This is improved ☒ property, known as 2416 Albion Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of December, 2019.

Mustard Seed Living, LLC
By: Marcus Trimble
Its: Director of Operations

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 2019.

Darla Hysmith
Notary Public

Commission expires: Nov. 8, 2021

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

