Karen Johnson Davidson County
Batch# 350592 DEEDQC
01/30/2020 10:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200130-0011127

# QUITCLAIM DEED

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 30th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

Rudy Title and Escrow, LLC
2012 21st Ave S., Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Amanda Hajduk** | **SAME AS NEW OWNER** | |
| (NAME) | (NAME) | |
| **1518 Clayton Avenue** | | **104-01-0-246.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (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, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Dowd Development and Design, LLC**, a Tennessee limited liability company ("Grantor")

has bargained and sold, and by these presents does transfer and convey unto

**RhinoBird Holding, GP**, a Tennessee general partnership ("Grantee")

its 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 portion of Lot No. 181 on the Plan of part of West Grove Addition, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, and more fully described according to a survey by John B. Kohl, III. Tennessee Registered Land Surveyor No. 100, dated July 28, 1978, as follows:

Beginning at a point on the Northwesterly margin of Nebraska Avenue, formerly Grand Avenue, at the common front corner of Lots Nos. 180 and 181: thence, with the line dividing said lots, Northwestwardly 85 feet, more or less, to a point; thence, with the line bisecting Lot No. 181, Eastwardly 80 feet, more or less, to a point on the Westerly margin of 36th Avenue North, being the common corner fronting thereon of the property conveyed to Alfred L. Foster, et ux, by deed from w. H. Crandall, et ux, of record in Book 903, Page 271, said Register's Office, and the within conveyed property; thence, with the Westerly margin 09 36th Avenue North, Southwardly 100 feet to the Northwesterly margin of Nebraska Avenue; thence, with said margin of Nebraska Avenue, Southwestwardly 70 feet to the point of beginning.

Being the same property conveyed to Dowd Development and Design, LLC, A Tennessee Limited Liability Company by Warranty deed from William T. Franks, an unmarried person of record in Instrument No. 20191216-0129720 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 16, 2019.

This is **improved** property known as: **3600 Nebraska Avenue, Nashville, Tennessee 37209**.

Witness our hands this the 30 day of January, 2020.

**Dowd Development and Design, LLC**

By: _____
Keith Dowd
Managing Member

STATE OF TENNESSEE )

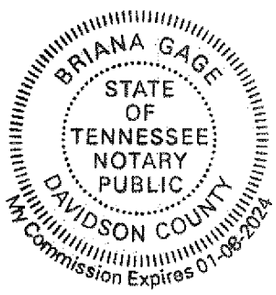
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MANAGING MEMBER of DOWD DEVELOPMENT AND DESIGN, LLC the within named bargainor, a limited liability company, and that he as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 day of January, 2020.

Briana Gage
Notary Public

My Commission Expires:



# True Copy Certification

I, John Gleaves, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY