Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Best Built Construction, Inc. 1642 Valle Verde Drive Brentwood, TN 37027	New Owner	09112024100

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of February 2020.

Notary Public

My Commission Expires:
(Affix Seal)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Karen Johnson Davidson County
Batch# 356866 DEEDQC
02/12/2020 08:09:30 AM 5 pgs
Fees: $28.00 Taxes: $407.00
20200212-0015819

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Richland South, LLC**, a Tennessee limited liability company, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Best Built Construction, Inc.,** a Tennessee corporation, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit "A"

This is unimproved property known as: **601 40th Avenue North, Nashville, TN 37209.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 11 day of February 2020.

GRANTOR:

RICHLAND SOUTH, LLC

Hassan Mousavi
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hassan Mousavi, the within named bargainor, with whom I am personally acquainted, and who, upon oath, executed that he executed the foregoing instrument as the Sole Owner of Richland South, LLC, a Tennessee limited liability company, for the purposes therein contained.

IN WITNESS WHEREOF, this the 11th day of February 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____

EXHIBIT 'A'
LEGAL DESCRIPTION

BEING Lot Nos. 1 and 2 on the Plan of the Subdivision of the land of Mrs. Mary Harwell, which Subdivision is not of record, described as follows:

Beginning at the northwest corner of 40th Avenue, North, formerly Clifton Avenue, and Delaware Avenue; formerly Correy Street; thence northerly with the westerly margin of 40th Avenue, North, one hundred (100) feet to a point in the line between Lots Nos. 2 and 3 on said plan; thence with said line in a westerly direction, parallel to Delaware Avenue, two hundred (200) feet to the east margin of a twenty-five (25) foot alley; thence with the east margin of said Avenue in a southerly direction, parallel to 40th Avenue, North, one hundred (100) feet to the northerly margin of Delaware Avenue; thence with the margin of the same easterly two hundred (200) feet to the beginning.

****NOTE: Origin Deed in Book 541, page 340, Register's Office for Davidson County, Tennessee.**

INCLUDED in the above legal description but specifically **EXCLUDED** therefrom are the following Tracts more fully described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register's Office for Davidson County, Tennessee and being part of Lot No. 1 on the unrecorded plan of Mary Harwell's Subdivision of Lot No.7 and plan of Lot No. 12 on the Map of the Town of Clifton described as follows:

Beginning at a point 100 feet west from the northwest corner of 40th Avenue North, formerly Clifton and Delaware, formerly Correy Street; thence westwardly 100 feet on the north margin of said Delaware to the easterly margin of an alley; thence northwardly along the cast boundary of said Alley 50 feet to the intersection of Lot No. 2 of said plan; thence eastwardly 100 feet on said boundary line to a point; thence southwardly 50 feet to the beginning.

****NOTE: The above described Tract is the rear 1/2 (one-half) of Lot No. 1 of the land of Mrs. Mary Harwell, which Subdivision is not of record.**

Being the same property conveyed to Lester W. Mumphrey, Sr. and wife, Sadie Mumphrey by Warranty Deed from Eliza Stott, a widow, dated July 23, 1947, recorded July 29, 1947, of record in Book 1510, page 179, Register's Office for Davidson County, Tennessee.

And:

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register's Office for Davidson County, Tennessee and being all of Lot No.

2 on the unrecorded plan of Mary Harwell's Subdivision of Lot No. 7 and pan of Lot No. 12 on the Map of the Town of Clifton described as follows:

Beginning on the westerly margin of 40th Avenue North, formerly Clifton at a point 50 feet north of the northerly margin of Delaware Avenue, said point being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly and parallel with the northerly margin of Delaware Avenue, 200 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet 10 the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 200 feet to the westerly margin of 40th Avenue North; thence with said avenue southwardly 50 feet to the beginning.

****NOTE** **The above described Tract is all of Lot No. 2 of the land of Mrs. Mary Harwell, which Subdivision is not of record.**

Being the same property conveyed to Mary Mitchell, a widow by Warranty Deed from John Stott and wife, Eliza Stott, dated April 13, 1942, recorded August 8, 1942, of record in Book 1194, page 54, Register's Office for Davidson County, Tennessee.

Derivation Clause:

Being the same property conveyed to Richland South, LLC, a Tennessee limited liability company, from James Keeler by Warranty Deed dated the 25th day of April 2016 of record in Inst. No. 20160428-0041250, Register's Office for Davidson County, Tennessee. Grantor's last name being erroneously misspelled and corrected by that certain Scrivener's Affidavit dated the 5th day of May 2016 of record in Inst. 20160505-004659, Register's Office for Davidson County.

****NOTE:** **With this conveyance legal description is being corrected due to scriveners' error in previous Warranty Deeds.**

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

