THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 5th day of November, 2019. Notary Public My Commission Expires:
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	
Karen Johnson Davidson County Batch# 362503 DEEDQC 02/24/2020 02:10:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20200224-0020338	

WILLIAM J. CHRISTOPHER ANDREWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
James Adam Deal 414A 37th Avenue North Nashville, TN 37209	New Owner	091-15-0-175.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES ADAM DEAL AND ANGELA PICKNEY DEAL** (collectively "Grantor"), by these presents, do hereby quitclaim and convey unto **IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its heirs, successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being more particularly described according to a survey by John B. Kohl, III, dated February 17, 1994 as follows:

Beginning at a point in the easterly margin of 54th Avenue North, formerly Richland Avenue, said point being located 60 feet from the southerly margin of Nevada Avenue; thence, from said point with the line of Glasgow property (Book 4974, page 435, said Register's Office), East 90 feet, more or less, to a point; thence, southerly 90 feet to a point in the line now or formerly McConnell (Book 5005, page 806, said Register's Office); thence, with said line, westerly 78 feet, more or less, to the margin of 54th Avenue North; thence, with said margin 90 feet to the point of beginning.

Being the same property conveyed to JAMES ADAM DEAL AND ANGELA PICKNEY DEAL by IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20190807-0078601, said Register's Office.

This is improved property known as: **238 54th Avenue North, Nashville, Tennessee 37209.**

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

[INTENTIONALLY LEFT BLANK]

Witness my hand this 5th day of November 2019, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

JAMES ADAM DEAL

ANGELA PICKNEY DEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMES ADAM DEAL** and **ANGELA PICKNEY DEAL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 5th day of November, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23