Karen Johnson Davidson County
Batch# 368924 DEEDQC
03/06/2020 02:36:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200306-0025631

QUITCLAIM DEED

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

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 6th day of March, 2020.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
LS-TG Home Fund, LLC 2305 Cruzen Street Nashville, TN 37211	New Owner	071-11-0-247.00

FOR AND IN CONSIDERATION of the sum of $0.00, **THE ESTATE OF ROSALIND JEAN SPICER**, an estate administered under the laws of the state of Tennessee, by these presents does hereby quitclaim and convey unto **LS-TG HOME FUND, LLC**, a Delaware limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 1420 Stainback Avenue, Nashville, Tennessee 37207.

[Signature pages follow]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 4 day of March, 2020.

SELLER:

THE ESTATE OF ROSALIND JEAN SPICER

By: Carmelitar D. Parham
Carmelitar D. Parham
Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CARMELITAR D. PARHAM, Administratrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4 day of March, 2020.

Kate Nyquist
NOTARY PUBLIC

My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Carmelitar D. Parham
CARMELITAR D. PARHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CARMELITAR D. PARHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4 day of March, 2020.

Kate Nyquist
NOTARY PUBLIC

My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Chicqutar M. Calloway by
Carmelitar D. Parham, Attorney-In-Fact

CHICQUTAR M. CALLOWAY, by
Carmelitar D. Parham, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CHICQUTAR M. CALLOWAY, by Carmelitar D. Parham, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4 day of March, 2020.

Kate Nyquist
NOTARY PUBLIC

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

My Commission Expires: 11/8/21

Leslie L. Brown by
Carmelitar D. Parham, Attorney-In-Fact

LESLIE L. BROWN (aka Lucretia Brown),
by Carmelitar D. Parham, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared LESLIE L. BROWN (aka Lucretia Brown), by Carmelitar D. Parham, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4 day of March, 2020.

Kate Nyquist
NOTARY PUBLIC

My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Exhibit A

Legal Description

Situate in the City of Nashville, the 5th council district of Davison County and the State of Tennessee and being all of Lots 179 & 180 of the Highland Land Company's Subdivision, as recorded in Plat Book 421, Page 14, in the name of Rosalind Jean Spicer, as recorded in DB 5746, Pg 914 and being more particularly described as follows:

Beginning at a set iron pin and cap on the existing westerly right-of-way line of Stainback Avenue as dedicated per Book 421, Page 14 and the southeasterly corner of lot 181 of said Highland Land Company's Subdivision, in the name of Michael W. Oneil, as recorded in DB-20010508-0047388,

Thence along said westerly Right-of-Way line of Stainback Avenue, South 6°55'20" West, a distance of 50.00 feet to a set iron pin and cap on the northeast corner of Lot 178 of said Highland Land Company's Subdivision, in the name of O'Malley Family Trust 1, as recorded in QC-20170811-0082750,

Thence along said northerly line of said Lot 178, North 83°04'40" West, a distance of 175.00 feet to a found 5/8" iron pin without a cap on the easterly right-of-way of Alley # 2022,

Thence along said Alley #2022, North 6°55'20" East, a distance of 50.00 feet to a set iron pin and cap on the southwesterly corner of the aforementioned lot 181 of said Highland Land Company's Subdivision,

Thence along said southerly line of Lot 181, South 83°04'40" East, a distance of 175.00 feet to the Point of Beginning.

Containing – 0.2009 Acres (8,750 sqft) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.

North and Bearing System based upon the Tennessee State Plane Coordinated System, NAD83 and referenced to the T.D.O.T. – G.N.S.S. network and collected utilizing a Spectra SP80 receiver during a field survey conducted by B A Land Professionals, LLC. on February 18, 2020.

All monuments called to be set are 5/8" x 24" rebar with yellow plastic identification caps stamped "B A Land Professionals". This survey and description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046.