Karen Johnson Davidson County
Batch# 369099 DEEDQC
03/09/2020 08:40:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200309-0025845

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCELS:
Elliott Development, LLC		091-07-0-331.00
3844 S. Mt. Juliet Rd.	Same	091-07-0-332.00
Hermitage, TN 37076		091-07-0-498.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, in and to the following tracts of land in Davidson County, Tennessee described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 902, and the Easterly 15 feet of Lot No. 904 of Block No. 134, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 & 75, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed from Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees of the Bobbie Sue Hastings Qualified Marital Trust created under the Last Will and Testament of Frank L. Hastings by Warranty Deed to Elliott Development, LLC, a Tennessee limited liability company, recorded n the 30th day of October 2019 of record in Instrument No. 20191030-0111235, in the Register's Office for Davidson County, Tennessee.

This conveyance is to assign distinct map and parcel numbers to the above described property.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 824 on the plan of Block 135 Plan No. 1 West Nashville of record in Book 57, pages 74-75, and including any and all rights in the easterly 1/2 of that abandoned roadway, commonly known as "50th Avenue North" running along the western border of the property, which are vested in the Grantor pursuant to Metropolitan Government Ordinance No. 74-1115 and by operation of law, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The Westerly 25 feet of 50th Avenue North, formerly 9th Street Southwardly 150 feet more or less to an alley. Said street having been legally abandoned to the adjoining property owners by proper legal action of the Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 74-1115 and by operation of law.

Being part of the same property conveyed from Roxanna Rogers, unmarried by Warranty Deed to Elliott Development, LLC, a Tennessee limited liability company, recorded on the 30th day of September 2019 of record in Instrument No. 20190930-0098875 and Deed of Correction recorded on October 23, 2019 of record in Instrument No. 20191023-0108496, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed from Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees of the Bobbie Sue Hastings Qualified Marital Trust created under the Last Will and Testament of Frank L. Hastings by Warranty Deed to Elliott Development, LLC, a Tennessee limited liability company, recorded n the 30th day of October 2019 of record in Instrument No. 20191030-0111235, in the Register's Office for Davidson County, Tennessee.

This conveyance is to assign distinct map and parcel numbers to the above described property.

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

These properties are currently known as: 5001 Michigan Avenue, Nashville, TN 37209
4915 Michigan Avenue, Nashville, TN 37209
4913 Michigan Avenue, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of March, 2020.

Elliott Development, LLC

BY: _____
Michael R. Elliott, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael R. Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Elliott Development, LLC, the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and seal on this 5th day of March, 2020

_____
Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 5th day of March, 2020

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public