Karen Johnson Davidson County
Batch# 369793 DEEDQC
03/10/2020 08:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200310-0026513

RECORD & RETURN TO:
Midtown Title LLC
1704 Charlotte Avenue Suite 105
Nashville, TN 37203
File No.: 1-20-6373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF February, 2020.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBER
NashVilla, LLC	New Owner	104-12-0-298.00
(NAME)	(NAME)	
1722 Villa Place		104-12-0-299.00
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Damon C. Suter and Malinda M. Suter, Trustees of The Suter Family Trust dated April 12, 2002**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer, quitclaim and convey unto **NashVilla, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, Grantee's representatives, successors and assigns, all of Grantors' right, title and interest in and to a certain real property lying and being situated in Davidson County, State of Tennessee, to-wit:

TRACT I
LAND in Davidson County, Tennessee, being the North 50 feet of the South 100 feet of the West part of Lot No. 65 on the Map of O. B. Hayes' Plan of large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

SAID part of Lot fronts 50 feet on the easterly side of Villa Street, as extended, and runs back between parallel lines, parallel to and 50 feet North of Belcourt Street, 157.37 feet to a dead line.

TRACT II
LAND in Davidson County, Tennessee, being part of Lot No. 65 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 65 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines, along the northerly margin of Belcourt Avenue, 159.37 feet to an alley.

INCLUDED in the above description but excluded therefrom is that portion conveyed in the Nashville Housing Authority by Warranty Deed from Howard Thomas Primm and wife, Edythe M. Primm, dated November 11, 1966, of record in Book 4077, Page 127, Register's Office for Davidson County, Tennessee.

BEING all the same property conveyed to Damon C. Suter and Malinda M. Suter, Trustees of The Suter Family Trust dated April 12, 2002, by Deed from Buffalo Soul BNB, LLC, a Tennessee limited liability company, of record in Instrument No. 20200204-0012764, Register's Office for Davidson County, Tennessee.

TRACT III

Property located in the 17th Councilmanic District of Davidson County, Tennessee, being shown as Parcel 299.00 on Davidson County Property Map 104-12 and being more particularly described as follows:

Beginning at an Iron Rod (Old) at the intersection of the northerly right-of-way of Wedgewood Avenue (80' R.O.W.) and the easterly right-of-way of Villa Place (50' R.O.W.);

Thence, following the easterly right-of-way of said Villa Place with a curve to the right having a central angle of 88 Degrees 53 Minutes 51 Seconds, a radius of 20.00 Feet, an arc length of 31.03 Feet and a chord bearing and distance of North 33 Degrees 48 Minutes 52 Seconds West, 28.01 Feet to a point, being the southwest corner of the property conveyed to Todd Baldree of record in Instrument No. 20170825-0087519, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly right-of-way of said Villa Place and following the southerly boundary of said Baldree property South 82 Degrees 07 Minutes 20 Seconds East, 159.45 Feet to a point on the westerly right-of-way of Metro Alley No. 436 (15' R.O.W.), being the southeast corner of said Baldree property;

Thence, leaving said Baldree property and following the westerly right-of-way of said Metro Alley No. 436 with a curve to the right having a central angle of 49 Degrees 54 Minutes 53 Seconds, a radius of 27.02 Feet, an arc length of 23.54 Feet and a chord bearing and length of South 34 Degrees 40 Minutes 58 Seconds West. 22.80 Feet to an Iron Rod (Old) on the northerly right-of-way of Wedgewood Avenue;

Thence, following the northerly right-of-way of Wedgewood Avenue North 82 Degrees 22 Minutes 15 Seconds West, 130.54 Feet to the Point of Beginning.

Containing 3,142 Square Feet or 0.07 Acres, according to a survey prepared by Jack Whitson, RLS NO. 1732, dated September 11, 2017.

BEING all the same property conveyed to Damon C. Suter and Malinda M. Suter, Trustees of The Suter Family Trust dated April 12, 2002, by Quitclaim Deed from Buffalo Soul BNB, LLC, a Tennessee limited liability company, of record in Instrument No. 20200204-0012765, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1722 Villa Place, Nashville, TN 37212.

Witness my hand this 25th day of February, 2020.

Damon C. Suter, Trustee of the Suter Family Trust dated April 12, 2002

Malinda M. Suter, Trustee of the Suter Family Trust dated April 12, 2002

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Damon C. Suter and Malinda M. Suter, Trustees of the Suter Family Trust dated April 12, 2002, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal this ____ day of February, 2020.

WELLS FARGO

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 02/25/2020 before me, Gary Garcia Notary Public (here insert name and title of the officer),

personally appeared Damon Carl Suter and Malinda Marie Suter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

GARY GARCIA
COMM. #2304952
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 09/13/2023

Notary Seal

WITNESS my hand and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Quitclaim Deed

Document Date 02/25/2020 Number of Pages 2

Signer(s) Other Than Named Above

DSG5350CA (Rev 02 - 05/17)

FO01-000DSG5350CA-01

202003100026513

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

