Karen Johnson Davidson County
Batch# 381805 DEEDQC
04/03/2020 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200403-0036066

QUITCLAIM DEED

AJ-QCD-20-1100

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 30 DAY OF March, 2020

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

THIS INSTRUMENT WAS PREPARED BY (and return to)

Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hillsboro Hill Holdings, LLC	**New Owner**	
(NAME)	(NAME)	
4423 Lealand Lane		**08107045300**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1102 Buchanan , LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hillsboro Hill Holdings, LLC,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Williams and Valentino's Subdivision of Lots Nos. 3 and 4 of the Thomas Woodard property as of record in Plan Book 2, Page 33, Chancery Court at Nashville.

Said Lot No. 51 fronts 51.5 feet on the northerly side of Buchanan Street, formerly the Hydes Ferry Pike, and runs 149 feet on the westerly line and 160 feet on the easterly line, with the westerly margin of 11th Avenue North, formerly Woodard Avenue, to an alley measuring 50 feet thereon.

Being the same property conveyed to 1102 Buchanan, LLC from James Bernard, Emily Bernard, and Warren Alfred Bernard by Warranty Deed in Instrument No. 20161013-0108448, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, easements and taxes past due.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1100 Buchanan Street, Nashville, Tennessee, 37208**.

Witness my hand this the 30 day of March, 2020.

1102 Buchanan, LLC

Warren Bernard
Member

STATE OF New York
COUNTY OF Kings

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Warren Bernard,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf and as Member of 1102 Buchanan, LLC, the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 30 day of March, 2020.

Notary Public
My Commission Expires: March 4, 2021
(SEAL)

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY