Karen Johnson Davidson County
Batch# 384844 DEEDQC
04/13/2020 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200413-0038413

	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 THE 10 DAY OF APRIL, 2020. Notary Public MY COMMISSION EXPIRES: 12/6/2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PORTER & TILLMAN VENTURES-II	**SAME**	**083-07-0-369.00**
(NAME) **822 PORTER ROAD**	(NAME)	**083-07-0-370.00**
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	**083-07-0-371.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PORTER & TILLMAN VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **PORTER & TILLMAN VENTURES-II, A TENNESSEE GENERAL PARTNERSHIP**, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 2, 3 and 4 as shown on the map entitled Porter Road, Final Plat, of record in Instrument No. 20190329-0028444, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to **PORTER & TILLMAN VENTURES, A TENNESSEE GENERAL PARTNERSHIP,** by deed from **PORTER & TILLMAN VENTURES, A TENESSEE GENERAL PARTNERSHIP,** of record in Instrument No. 20161028-0114129, dated October 27, 2016 and corrected in Instrument No. 20161110-0119069, Register's Office for Davidson County, Tennessee and being the same property conveyed to **PORTER & TILLMAN VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, by deed from **JOHN G. COLLEY,** of record in Instrument No. 20171114-0117006, dated November 14, 2017, said Register's Office.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property, known as **LOT 4 PORTER RD AND 0 POWERS AVE., NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of April, 2020.

PORTER & TILLMAN VENTURES,
A TENNESSEE GENERAL PARTNERSIP

BY: PORTER RD ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: JOSEPHINE LYNN COLLEY, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Josephine Lynn Colley,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chief Manager of **PORTER RD ENTERPRISES , LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **PORTER RD ENTERPRISES, LLC** to be a **GENERAL PARTNER OF PORTER & TILLMAN VENTURES,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 11th day of April, 2020.

My Commission Expires: 06/24/20

RANDLE S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Deborah Rand, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

