This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 392303 DEEDQC
04/27/2020 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200427-0043979

State of Tennessee}
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 15th day of April 2020

Notary Public

My Commission expires _____/_____/_____

ROSEMARY RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 08, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Grapevine Avenue, LLC
707 Main Street #257
Nashville, TN 37206

SEND TAX BILLS TO:
Grapevine Avenue, LLC
707 Main Street #257
Nashville, TN 37206

MAP AND PARCEL NUMBER: 05209009500

QUITCLAIM DEED

20NT00782

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

Kathleen L. Sturdivant, married

By these presents do remise, release and **QUITCLAIM** unto

Grapevine Avenue, LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 15-22 inclusive and Lots No. 51-54 inclusive on the plan of Woodvale Grove, Montague Park, as of record in Book 421, Page 193, Register's Office for said County, and such portions of the "Boardwalk" and a 14 foot unnamed road vacated and abandoned by Metropolitan Council Bill No. 69-963, recorded in Book 4392, Page 781, said Register's Office, being described as follows:

Said Lot No. 15-18 adjoin and front together 80 feet on the Northwesterly side of the Board Walk and run back between parallel lines 20 feet to a dead line;

Said Lot No. 19-22 adjoin and front together 80 feet on the Southeasterly side of the Board Walk and run back between parallel lines 20 feet to a dead line;

Said Lot No. 51-54 adjoin and front together 80 feet on the Northwesterly side of Shady Stoneway and run back between parallel lines 20 feet to a dead line.

Being the same property conveyed to Kathleen L. Sturdivant, married from Stoneway Holdings, LLC recorded in Instrument No. 20200214-0017020, Register of Deeds for Davidson County, Tennessee, dated 02/07/2020 and recorded 02/14/2020.

Being the same property conveyed to Stoneway Holdings, LLC from Music City Holdings, LLC recorded in Instrument No. 20190122-0006058, Register of Deeds for Davidson County, Tennessee, dated 01/18/2019 and recorded 01/22/2019.

Being the same property conveyed to Music City Holdings, LLC from Donna A. Herman, unmarried, recorded in Instrument No. 20190122-0006057, Register of Deeds for Davidson County, Tennessee, dated 01/18/2019 and recorded 01/22/2019.

Being the same property conveyed to Donna A. Herman, unmarried, from A. C. Batson and wife, Barbara J. Batson, recorded in Book 10371, Page 493, Register of Deeds for Davidson County, Tennessee, dated 01/18/2019 and recorded 01/22/2019.

This is an improved property commonly known as 422 Grapevine Ave, Madison TN 37115

Wherever 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 15th day of April, 2020

Kathleen L. Sturdivant
State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kathleen L. Sturdivant** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of April, 2020

Notary Public

ROSEMARY RODRIGUEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

My Commission expires: 5/9/2023.

Kathleen L. Sturdivant, President, Grapevine Avenue, LLC

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Kathleen L. Sturdivant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **President** of **Grapevine Avenue, LLC** , the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal at office, this 15th day of April, 2020.

Notary Public

ROSEMARY RODRIGUEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

My Commission expires: _____/_____/_____

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021