QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 392705 DEEDQC
04/28/2020 11:41:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200428-0044208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TM Investments, LLC (NAME)	**Same** (NAME)	
231 Largo Dr. (ADDRESS)	(ADDRESS)	**081-11-0-484.00**
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SABA VENTURES, LLC ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

TM INVESTMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR 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 A LOT ON THE EAST SIDE OF ARTHUR AVENUE AND BEING A PORTION OF LOT NO. 295 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHER 1ST ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, OF RECORD IN PLAT BOOK 21, PAGE 23, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT IS ON THE EAST SIDE OF ARTHUR AVENUE AND BEGINS AT A POINT APPROXIMATELY 122 1/2 FEET FROM THE INTERSECTION OF ARTHUR AVENUE AND BUCHANAN STREET, SAID POINT BEING THE SOUTHWEST CORNER OF A LOT HERETOFORE DEEDED BY C. WADE WILKES AND WIFE, J.C. JOHNSON AND WIFE, AND EXTENDS IN A SOUTHERLY DIRECTION ALONG THE EAST SIDE OF ARTHUR AVENUE APPROXIMATELY 63 FEET TO A POINT WHICH IS THE BEGINNING OF PRICE PROPERTY; THENCE IN AN EASTERLY DIRECTION ALONG THE PRICE PROPERTY LINE A DISTANCE OF APPROXIMATELY 54 FEET TO A POINT WHICH IS THE SOUTHWEST CORNER OF FARMER; THENCE IN A NORTHERLY DIRECTION ALONG THE LINE OF FARMER A DISTANCE OF APPROXIMATELY 30 FEET AND TWO INCHES TO A POINT WHICH IS THE SOUTHEAST CORNER OF A LOT HERETOFORE DEEDED BY C. WADE WILKES AND WIFE, TO FLOYD THOMAS MARTIN AND WIFE; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 89 9/10 FEET ALONG THE SOUTH LINES OF THE MARTIN AND JOHNSON PROPERTY, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SABA'S VENTURES, LLC, BY WARRANTY DEED FROM EDGAR COVINGTON, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20160218-0015583, AND FURTHER CORRECTED BY SCRIVENERS AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER 20200311-0027038, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1736 Arthur Avenue, Nashville, TN 37208**

Witness our hands this the 17th day of March, 2020.

Saba Ventures, LLC

By: Tom Mushin

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 17th day of March, 2020, before me personally appeared **Tom Mushin**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Saba Ventures, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Saba Ventures, LLC**, as Member.

Witness my hand and official seal, this the 17th day of March, 2020.

Briana Gage
Notary Public

My Commission Expires: 1/8/24

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024