QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APIRL, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S&J PARTNERS, GP	NEW OWNER	
(NAME)	(NAME)	
513 3rd Ave. S.		**Portion of 091-12-0-146**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BUILD NASHVILLE, LLC,** A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **S&J PARTNERS, GP,** A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTEE, 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 "UNIT A" AS DEPICTED ON "EXHIBIT B" OF THAT CERTAIN FIRST AMENDMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 4400 DELAWARE, OF RECORD AS INSTRUMENT NO. 20190731-0075702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BUILD NASHVILLE, LLC BY QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS FROM BUILD NASHVILLE, LLC, DATED JUNE 13, 2019, OF RECORD IN BOOK 20190613-0057051, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REFERENCE IS ALSO MADE TO PRIOR DEED RECORDED IN INSTRUMENT NO. 20190430-0040047, SAID REGISTER'S OFFICE.

unimproved ☐
This is improved ☒ property, known as 601 44TH AVENUE NORTH, NASHVILLE, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 27th day of April, 2020.

BUILD NASHVILLE, LLC
BY: ADAM G. LaFEVOR
ITS: AUTHORIZED AGENT

aren Johnson Davidson County
Batch# 393613 DEEDQC
04/30/2020 08:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200430-0045106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ADAM G. LaFEVOR**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that he is the Authorized Agent of Build Nashville, LLC, and that he, as Authorized Agent acknowledged he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 27th day of April, 2020.

Commission expires: 5/9/23

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

