QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

ADAM G LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

Karen Johnson Davidson County
Batch# 395089 DEEDQC
05/04/2020 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200504-0046219

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
Suarez Family Holdings, LLC	NEW OWNER	
(NAME) **1831 12TH AVE. S. #257**	(NAME)	**105-11-0-306.00**
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(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, **ASHLEIGH MARIE SUAREZ**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **SUAREZ FAMILY HOLDINGS, LLC,** A TENNESSEE LIMITED LIABILITY COMPANY, 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 LOT NO. 5 ON THE PLAN OF THE RESUBDIVISION OF THE D. J. AND W. T. WHITE PROPERTY, AS OF RECORD IN BOOK 4460, PAGE 161, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREMADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

LESS AND EXCEPT

PERMANENT DRAINAGE EASEMENT

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF MARTIN STREET, 24.79 FEET TO THE RIGHT OF STATION 16+31.97 PROJECT NO. 03-M-46 ON FILE AT THE PUBLIC WORKS DEPARTMENT OF DAVIDSON COUNTY, TENNESSEE, SAID POINT BEING THE POINT OF BEGINNING.

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF MARTIN STREET NORTH 05 DEGREES 46 MINUTES 40 SECONDS EAST, 10.00 FEET TO A POINT;

THENCE SOUTH 84 DEGREES 13 MINUTES 22 SECONDS EAST, 8.00 FEET TO A POINT;

THENCE SOUTH 05 DEGREES 46 MINUTES 40 SECONDS WEST, 10.00 FEET TO A POINT; THENCE NORTH 84 DEGREES 13 MINUTES 22 SECONDS WEST, 8.00 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF PROPERTY CONTAINS 80 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ASHLEIGH MARIE SUAREZ BY QUITCLAIM DEED FROM WILLIAM H. SMALLMAN, ON MAY 21, 2019, OF RECORD IN BOOK 20190524-0049460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 1712 Martin Street, Nashville, TN 37203
(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 28 day of April, 2020.

ASHLEIGH MARIE SUAREZ

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ASHLEIGH MARIE SUAREZ**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28 day of April, 2020.

Commission expires: 3/6/24

Notary Public

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, 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

