THIS INSTRUMENT PREPARED BY:
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HANKINS LAW
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Karen Johnson Davidson County
Batch# 397061 DEEDQC
05/07/2020 02:29:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200507-0047849

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
2206 Dortch, LLC 2206 Dortch Avenue Nashville, TN 37210	Same	119-01-0-164.00 119-01-0-165.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollar ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHRISTOPHER LIND EBY and SARAH ELIZABETH EBY, CO-TRUSTEES OF THE CSEBY TRUST DATED APRIL 15, 2019 (collectively, "Grantor"), by these present, transfer and convey unto 2206 DORTCH, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of their rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A

The Subject Property is the property known as 2206 and 2208 Dortch Avenue, Nashville, Tennessee 37210. The Subject Property is conveyed to Grantee, its successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, we have hereunto set our signatures to be effective as of the 1st day of May, 2020.

GRANTOR:

CHRISTOPHER LIND EBY, CO-TRUSTEE
OF THE CSEBY TRUST DATED
APRIL 15, 2019

SARAH ELIZABETH EBY, CO-TRUSTEE
OF THE CSEBY TRUST DATED
APRIL 15, 2019

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of the State and County aforesaid, personally appeared Christopher Lind Eby and Sarah Elizabeth Eby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of THE CSEBY TRUST DATED APRIL 15, 2019, and that they as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing their names as Co-Trustees.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 1 day of May, 2020.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

JSH

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

AFFIANT

Sworn to and subscribed before me, this 1 day of May, 2020.

KH

Notary Public

My Commission Expires: 11/22/21

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL A

LAND in Davidson County, Tennessee, being Lot No. 204 and the southerly half of Lot No. 205, on the map of Overhill City and W.H. Fox's Subdivision of certain Blocks in Cumberland Nurseries, as of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

SAID Lot No. 204 and part of Lot 205 front together 75 feet on the easterly side of Dortch Avenue, and runs back between parallel lines 150 feet to an alley.

PARCEL B

LAND in Davidson County, Tennessee, being Lot No. 203 on the Map of Overhill City and W.H. Fox Subdivision of Part of the Cumberland Nurseries, as of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

SAID Lot No. 203 fronts 50 feet on the easterly side of Dortch Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to The CSEBY TRUST, CHRISTOPHER LIND EBY AND SARAH ELIZABETH EBY, TRUSTEES, by quitclaim deed from CHRISTOPHER L. EBY, of record in Instrument Number 20190422-0036195, dated April 15, 2019, said Register's Office.