Karen Johnson Davidson County
Batch# 398321 DEEDQC
05/11/2020 01:20:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200511-0048781

THIS INSTRUMENT WAS PREPARED BY:
Norman Gillis
Music Row Law
1208 16th Avenue South, Suite LL1
Nashville, TN 37212

Address of New Owner:	Send Tax Bills To:	Parcel Identification No:
Tammy Williams 1211 ROUND GROVE CT 1200 BRENTWOOD, TN 37027-1475	Tammy Williams 1211 ROUND GROVE CT BRENTWOOD, TN 37027-1475	119100031.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MINOVI, LLC, a Tennessee limited liability company ("Grantor"), hereby transfers, releases, remises, quit claims and conveys unto Tammy Williams ("Grantee"), her successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly located at 2844 B Logan Street, Nashville, Tennessee 37211 bound and described as follows, to wit (the "Property"):

TRACT NO. 1:

A certain tract or parcel of land in Davidson County, Tennessee, in the 6th Civil District of said County, described according to a survey thereof made December 5, 1956, by Hickerson and Miller Engineers, as follows:

Beginning at an iron pin in the easterly margin of Logan Street or Avenue, said point being 459.2 feet north of the northerly margin of Thompson Lane, thence with the margin of the same northwardly 83 feet to an iron pin; thence South 87° 05' East 160 feet; thence South 4° 00' West 83 feet; thence North 87° 05' West with an old established fence line 160 feet to the beginning.

TRACT NO.2:

Land lying in Davidson County, property being described in Book 4097, Page 603, and further described according to a survey made by John Kohl dated March 28, 1986, as follows:

Beginning on the easterly margin of Logan Street or Avenue at an iron pin 588.2 feet north of the center line of Thompson Lane; thence with the margin of the same, northwardly 50 feet to an iron pin; thence South 87° 05 minutes East 160 feet to an iron pin; thence South 4° 00' West 50 feet to an iron pin; thence North 87° 05' West 160 feet to the beginning.

TRACT NO.3:

A certain tract or parcel of land in Davidson County, State of Tennessee. described as follows, to-wit:

Beginning on the easterly margin of Logan Avenue at a point 641.9 feet north of the center line of Thompson Lane, said point being the northwest comer of the property conveyed to Alma L. Lincoln by deed from Edgar Turrentine and wife, of record in Book 1764, Page 611, Register's

Office for Davidson County, Tennessee; thence with the easterly margin of Logan Avenue, northwardly 60 feet; thence eastwardly 160 feet; thence southwardly 60 feet to the northeast comer of the Alma L. Lincoln lot; then with the Lincoln's north line, westwardly 160 feet to the beginning.

The foregoing legal description is the same as in previous deed of record.

ALSO DESCRIBED AS FOLLOWS:

Being a tract of land in the central portion of Davidson County, Nashville, Tennessee. Said tract lying in the I 6th Council District of Nashville, Davidson County, Tennessee. Bounded on the north by AE K. Son & Stacey Strohauer, trustees as recorded in Instrument 201212280120002 Registers Office Davidson County Tennessee (R.O.D.C.T.), on the east by St. Edwards Catholic Church as recorded in Instrument 200504250045512 R.O.D.C.T., on the south by DP Properties as recorded in Book 9948, Page 279 R.O.D.C.T. and on the west by public right-of-way (r/w) of Logan Street (40' public r/w). Said tract being described as follows:

Point of beginning being an iron rod new at the southwest comer of the property being described, lying on the easterly r/w margin of Logan Street; said point having a northing of 648,298.39 and an easting of I,749,440.12; thence with said easterly margin of Logan Street North 6 degrees 43 minutes 09 seconds East 193.00 feet to a PK new; thence leaving said r/w South 83 degrees 20 minutes O1 seconds East 160.00 feet to a found ½ iron rod old; thence South 6 degrees 43 minutes 09 seconds West 193.00 feet to an iron rod new; thence North 83 degrees 20 minutes 01 seconds West 160.00 feet to the point of beginning.

Containing approximately 30,880 square feet or 0.71 acres.

The foregoing legal description was prepared from the ALTA/NSPS Land Title Survey dated December 7, 2017, identified as Job No. 17-187 and prepared by Douglas Ball-Chandler, Tennessee Registered Land Surveyor Registration No. 2588, of Ragan-Smith Associates, Inc., 315 Woodland Street, P.O. Box 60070, Nashville, Tennessee 37206.

Being the same property conveyed to Minovi, LLC, by Special Warranty Deed from Holly L. Roche, Trustee of the Hibbard/Glickmann Trust dated October 26, 2016, of record as Instrument No. 20171213-0127272 in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY

WITNESS MY SIGNATURE hereto this 1 day of ~~April~~ MAY, 2020.

x _____

Tammy Williams o/b/o
Minovi, LLC

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, the within named, TAMMY WILLIAMS, with whom I am personally acquainted, and who acknowledged to be person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 1 day of ~~April~~ May, 2020.

Vicki Cherry
Notary Public

My commission expires: 6/22/2020

VICKI CHERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 06/22/2020

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The actual consideration or value, whichever is greater, for this transfer is One DOLLAR ($1.00).

X T Williams
TAMMY WILLIAMS AFFIANT

Subscribed and sworn before me this the 1 day of ~~April~~ MAY, 2014.

Vicki Cherry
Notary Public

My commission expires: 6/22/2020

VICKI CHERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 06/22/2020