Karen Johnson Davidson County
Batch# 404414 DEEDQC
05/21/2020 03:37:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200521-0053203

QUITCLAIM DEED

TO: 118 30th Avenue North, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Michael L. Gorney

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
118 30th Avenue North, LLC Attn: H.G. Hill Realty Company, LLC 3011 Armory Drive, Suite 130 Nashville, Tennessee, 37204	Same	Map 104-2, Parcel 321.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 20th day of May, 2020.

Notary Public

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

My Commission Expires: 5-2-2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Gorney** (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **118 30th Avenue North, LLC** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 21st day of May, 2020.

GRANTOR:

Michael L. Gorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael L. Gorney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this 20th day of May, 2020.

Notary Public

My Commission Expires: 1/4/21

GARRISON D. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the map entitled Euclid Subdivision of a part of Lots Nos. 42 and 43, Boyd Cockrill Spring tract, of record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly margin of 30th Avenue North at the corner between Lots Nos. 7 and 8; Thence, with the line between said lots, North 61 deg 43 min 57 sec East, 105.30 feet to an iron rod set on the west margin of an alley; thence, with the margin of said alley; South 26 deg 39 min 33 sec East, 22.00 feet to a pk nail set at the intersection of the northerly line of another alley; Thence with the northerly line of said alley, South 57 deg 38 min 04 sec West, 12.00 feet to a pk nail set at the intersection of the westerly line of another alley; Thence, with said alley South 28 deg 20 min 47 sec East, 28.00 feet to an existing iron rod at the corner of Lots Nos. 6 and 7; Thence, with the line between said lots, South 62 deg 15 min 28 sec West, 93.30 feet to an iron rod set on the east margin of 30th Avenue North; Thence, with the margin of the same, North 27 deg 38 min 39 sec West, 50.00 feet to the point of beginning, containing 4,965 square feet (0.114 acres more or less), described according to the ALTA/NSPS Land Title Survey, dated April 8, 2020, last revised May 20, 2020, prepared by Michael H. Charette, Tennessee No. 2048, Cherry Land Surveying, Inc., 522 West Iris Drive, Nashville, Tennessee 37204, Job No. 20045.

Being the same property conveyed to GORNEY REALTY, LLC, by deed from TOM R. BURKS, CHARLES W. STRADER, JR., AND PAUL A. DEMONBREUN, of record as Instrument No. 20051212-0149194, dated December 9, 2005, said Register's Office. GORNEY REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, further conveyed said property to MICHAEL L. GORNEY, AN INDIVIDUAL, by Quitclaim Deed of record as Instrument No. 20190206-0011259, dated January 30, 2019, said Register's Office.