Karen Johnson Davidson County
Batch# 405893 DEEDQC
05/26/2020 03:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200526-0054226

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of May, 2020.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12/11/21

ADDRESS OF NEW OWNER:
Dominic De Cesare
2507 Jones Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map & Parcel: 71-4-185
82-7-477
94-1-98
71-12-211
72-5-108
81-7-41

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Nashville, Realty & Development, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Dominic De Cesare,** Grantee. Said property conveyed herein is described as follows:

SEE EXHIBIT "A" ATTACHED

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 20th day of May, 2020.

NASHVILLE REALTY & DEVELOPMENT, LLC

By: Dominic De Cesare
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Dominic De Cesare**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of Nashville Realty & Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 12/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section One, Joywood Heights, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 60.0 feet on the northerly margin of Jones Circle and extends back 217.5 feet on the easterly line and 215.4 feet on the westerly line to a dead line in the rear, measuring 60.0 feet thereon.

Being also known as 2120 Jones Circle, Nashville, TN 37207.
Map & Parcel: 71-4-185

TRACT 2

Land in Davidson County, Tennessee, being part of Lot No. 1 on the map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, Page 151, Register's Office for said county, and being part of lot shown on a survey of part of said Lot No. 1 made by S.M. McMurray of record in Book 421, Page 8, said Register's Office and being further Lot No. 6 on an unregistered copy of subdivision of said Lot No. 1 made by T.R. Sandford, September 27, 1949, as follows:

Said Lot No. 6 fronts 43 feet on the south side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 43 feet east of the easterly margin of North Fifth Street, 120 feet to a dead line.

Being also known as 502 Arrington Street, Nashville, TN 37206.
Map & Parcel: 82-7-477

TRACT 3

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Payne, Blakemore and Cummings Addition Subdivision as shown by plat of record in Plat Book 57, Page 70, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. INCLUDED BUT EXPRESSLY EXCLUDED is the property conveyed to Metropolitan Government of Nashville & Davidson County for the right of way and drainage easement contained of record in Instrument No. 20040505-0051411, said register's Office.

Being also known as 618 South 14th Street, Nashville, TN 37206.
Map & Parcel: 94-1-98

TRACT 4

Land in Davidson County, Tennessee, being Lot No. 138 on the Map of Victory Heights Subdivision of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 138 fronts 60 feet on the south side of Oneida Avenue and runs back between parallel lines 150 feet to a dead line.

Being also known as 910 Oneida Avenue, Nashville, TN 37207.
Map & Parcel: 71-12-211

TRACT 5

Land in Davidson County, Tennessee, being Lot No. 24 on the Revised and Corrected Map of the Subdivision of Casper Zophi's Place of record in Book 547, Pages 21 and 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, as widened, and runs back between parallel lines 145 feet to an alley.

Being also known as 1045 East Trinity Lane, Nashville, TN 37216.
Map & Parcel: 72-5-108

TRACT 6

Land in Davidson County, Tennessee, being Lot No. 40 as shown on the map entitled Plan of Shankland's Subdivision of Lots 21 and 30 in Owen Buena Vista of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being also known as 2012 15th Avenue North, Nashville, TN 37208.
Map & Parcel: 81-7-41

Being a portion of the property conveyed to Nashville Realty & Development, LLC from Dominic De Cesare, by Quitclaim Deed, of record in Instrument No. 20070620-0073488, Register's Office for Davidson County, Tennessee.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY