Karen Johnson Davidson County
Batch# 405948 DEEDQC
05/27/2020 08:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200527-0054283

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE & HALE, PLC
2030 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Southgate Commons, L.L.C. 407 Humphreys Street, Apt 1 Nashville, TN 37203	NEW OWNER	105 11 0 014.00 105 11 0 013.00 105 11 0 015.00

FOR THE PURPOSE OF CONSOLDATING the vesting deeds title to the hereinafter described real property and no monetary consideration, and for the express purpose of making a re-conveyance to Southgate Commons, L.L.C., a Tennessee limited liability company, **SOUTHGATE COMMONS, L.L.C.**, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto **DOUGLAS S. HALE, TRUSTEE**, his successors and assigns, all of its right, title and interest in and to the following described three (3) tracts or parcels of land, to wit:

Property No. 1:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 11 and all of Lot No. 12 on the Plan of John P. Williams Addition, as of record in Book 161, page 70, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 and all of Lot No. 12 front together 150 feet on the northerly side of Southgate Avenue and run back between parallel lines, 303 feet to an alley.

Being the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty Deed from Donnell W. Howse of record in Instrument No. 20191028-0110249, Register's Office for Davidson County, Tennessee.

Property No. 2:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 13 on the Plan of John P. Williams Addition, of record in Book 161, page 70, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Southgate Avenue and runs back between parallel lines 303 feet to an alley.

Property No. 3:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 13 on the Plan of John P. Williams Addition of record in Book 161, page 70, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Southgate Avenue as now located, 300 feet East of the East margin of Martin Street, as now located, being the Southwest corner of this lot, thence Northerly parallel to the Easterly margin of Martin Street 303 feet to the Southerly margin of a 15 foot alley; being 300 feet of the East of the Easterly margin of Martin Street; thence with said alley, Easterly 50 feet, thence Southerly 303 feet to the Northerly margin of Southgate Avenue; thence with the margin of same, Westerly 50 feet to the point of beginning.

Being the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company of record in Instrument No. 20191028-0110250, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances of record and which may otherwise affect the premises.

And now, I, the said **DOUGLAS S. HALE, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **SOUTHGATE COMMONS, L.L.C.**, a Tennessee limited liability company, its successors and assigns, all my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This is improved property known as 530 Southgate Avenue, 534 Southgate Avenue and 534 Southgate Avenue, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this 26th day of May, 2020.

SOUTHGATE COMMONS, LLC
a Tennessee limited liability: company

By:_____
Austin Pennington
Its: Vice President

_____
Douglas S. Hale, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Austin Pennington**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice President of Southgate Commons, L.L.C., a Tennessee limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the Company by himself as such Vice President.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of May, 2020.

LaRhonda H. Maxey
Notary Public

My Commission Expires: 11-23-2020

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Douglas S. Hale, Trustee**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of May, 2020.

LaRhonda H. Maxey
Notary Public

My Commission Expires: 11-23-2020

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is -0- ($0.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 26th day of May, 2020.

Notary Public

My commission expires: 11-23-2020



CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Becky Elizabeth Burch, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11-19-2023

Becky Elizabeth Burch

