QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Lauren R. Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-EH-20-713-X

Karen Johnson Davidson County
Batch# 429936 **DEEDQC**
07/02/2020 07:15:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200702-0071617

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
32nd Ave Developments, LLC	**New Owner**	
(NAME)	(NAME)	
2017 Rolling Creek Drive		**092-05-0-054.00 (713B)** **092-05-0-353.00 (715)** **092-05-0-352.00 (717)**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **32ND AVE DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

TRACT 1 (717 32nd Ave N.):
Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 4 of the G.E. Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register' s Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a 1/2" iron pin old in the west right-of-way of 32nd Avenue North, being the northeast corner of the herein described tract and the southeast corner of Map 92-05, Parcel 311, property of Ernestine Williams of record in Instrument No. 20140411-0030734; Thence running with 32nd Ave. N., S 20 deg. 35' 00" E, 35.00' to a point and common corner with Lot 5; Thence leaving 32nd Ave. N. , S 74 deg. 53' 11" W, 140.00' to a point in the east right-of-way of Alley No. 1181, being 12' wide per Plat Book 161, pg. 86 and common corner with Lot 5; Thence leaving Lot 5 and running with the east right-of-way of Alley No. 1181, N 20 deg. 35' 20" W, 35.00' to an 1/2" iron pin old disturbed and common corner with said Parcel 311; Thence with Parcel 311, N 74 deg. 5' 11" E, 140.00' to the POINT OF BEGINNING and containing 4,877.64 square feet, or 0.112 acres, more or less.

TRACT 2 (715 32nd Ave N.):
Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 5 of the G.E, Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows;

Beginning at a point in the west right-of-way of 32nd Avenue North, being the northeast corner of the herein described tract and the southeast corner of said Lot 4; Thence running with 32nd Ave. N., S 20 deg. 35' 20" E, 35.00' to a point and common corner with Lot 6; Thence leaving 32nd Ave. N., S 74 deg. 53' 11" W, 140.00' to a point in the east right-of-way of Alley No. 1181, being 12' wide per Plat Book 161, pg. 86 and common corner with Lot 6; Thence leaving Lot 6 and running with the east right-of-way of Alley No, 1181, N 20 deg. 35' 20" W, 35.00' to a point and common corner with Lot 4; Thence with Lot 4, N 74 deg. 53' 11" E, 140.00' to the POINT OF BEGINNING and containing 4,877.64 square feet, or 0.112 acres, more or less.

TRACT 3 (713B):
Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 6 of the G.E Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register' s Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pipe old in the west right-of-way of 32nd Avenue North, being the northeast corner of the herein described tract and the southeast corner of said Lot 5; Thence running with 32nd Ave. N., S 20 deg. 35' 20" E, 35.00' to a point and common corner with Lot 7; Thence leaving 32nd Ave. N., S 74 deg. 53' 11" W, 140.00' to a point in the east right-of-way of Alley No. 1181, being 12' wide per Plat Book 161, pg. 86 and

common corner with Lot 7; Thence leaving Lot 7 and running with the east right-of-way of Alley No, 1181, N 20 deg. 35' 20" W, 35.00' to a point and common corner with Lot 5; Thence with Lot 5, N 74 deg. 53' 11" E, 140.00' to the POINT OF BEGINNING and containing 4,877.64 square feet, or 0.112 acres, more or less.

Being a part of the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Quitclaim deed from Hensley Group LLC, a Tennessee limited liability company of record in Instrument No. 20200402-0035624 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 2, 2020.

This is **improved** property known as: **713B 715 & 717 32nd Avenue N, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 29 DAY OF JUNE, 2020.

Hensley Group, LLC

BY: _____
Michael Eric Hensley
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ERIC HENSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of HENSLEY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of June, 2020.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212