Karen Johnson Davidson County
Batch# 433749 DEEDQC
07/09/2020 12:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200709-0074712

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 25th day of June, 2020.

Notary Public
My commission expires: 3/13/2020

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2020-388

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Thomas Howell	New Owner	
1913 Loan Oak Circle		133-06-0-160.00
Nashville, TN, 37125		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **DHL Properties, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **David Thomas Howell and Hecseliz Howell Figueroa, husband and wife**, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, and 3 on the Map of J. G. Grissom's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, April, 1939, as follows:

Beginning on the Southerly margin of Wheeler Avenue at a point 188 feet East of the Easterly margin of the Nolensville Road being the Northeast corner of the lot marked "Waller Lot"; thence with the Easterly line of the said "Waller Lot", Southwardly 73.9 feet to a post; thence South 31 degrees 10 minutes East 144 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots, Northwardly 196.4 feet to the Southerly margin of Wheeler Avenue; thence with said Avenue, Westwardly 76.1 feet to the beginning.

Being the same property conveyed to DLH Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Paul N. Worley, married, of record in Instrument No. 20180910-0089605, Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on September 10, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **311 Wheeler Avenue, Nashville, TN 37211.**

Witness my/our hands this 25th day of June, 2020.

DHL Properties, LLC, a Tennessee limited liability company

By: David T. Howell
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David T. Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Sole Member of DHL Properties, LLC, a limited liability company, and that he is authorized by DHL Properties, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2020.

Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIBEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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