Karen Johnson Davidson County
Batch# 452462 DEEDQC
08/07/2020 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20200807-0088160

RECORD & RETURN TO:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on August 7, 2020.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Trevor Street Development, LLC 1027 Stockett Drive Nashville, TN 37221	NEW OWNER	092-09-0-377.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CHARLOTTE AVENUE PARTNERS, GP, a Tennessee general partnership, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto TREVOR STREET DEVELOPMENT, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more fully described as follows:

SEE EXHIBIT A ATTACHED

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 6th day of August, 2020.

CHARLOTTE AVENUE PARTNERS, GP

By: _____
Patrick H. Poole, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Jennifer L Jung, a Notary Public of said County and State, personally appeared Patrick H. Poole, 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 Authorized Representative of Charlotte Avenue Partners, GP, a Tennessee general partnership, the within named bargainor, and that he executed the foregoing instrument as such Authorized Representative for the partnership and for the purposes therein contained.

Witness my hand and seal, this 7th day of August, 2020.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public, State of Tennessee

My Commission Expires: 7/9/2022

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a tract of land lying in Nashville, Davidson County, Tennessee; being part of Lot 14 on the Resubdivision of the Wilcox Property of record in Book 421, Page 42 in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:
Beginning at an existing iron rod on the easterly right-of-way line of Alley Number 1140, 20 feet in width at a corner common with the City View @ Trevor horizontal property regime, Master Deed of record in Instrument Number 20180412-0034453; Thence leaving the easterly right-of-way line of Alley Number 1140 with the southerly line of City View @ Trevor, North 89 deg 40 min 42 sec East, 95.11 feet to an existing iron rod on the westerly right-of-way line of Interstate 40; Thence with the westerly right-of-way line of Interstate 40, South 2 deg 18 min 49 sec East, 60.00 feet to the center of a closed alley, Ordinance 98-1182 and Ordinance 2019-16; Thence leaving westerly right-of-way line of Interstate 40 with the center of a closed alley, South 89 deg 40 min 42 sec West, 99.30 feet to the easterly right-of-way line of Alley Number 1140; Thence with the easterly right-of-way line of Alley Number 1140, North 1 deg 41 min 39 sec East, 60.00 feet to the point of beginning; containing 5,829 square feet or 0.134 acres more or less.

Being part of the same property conveyed to Charlotte Avenue Partners, GP of record in Instrument Number 20200327-0033567 in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, the undersigned, 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.

Jeremy H. Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022