Karen Johnson Davidson County
Batch# 453845 DEEDQC
08/10/2020 02:20:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200810-0088889

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY, AND RETURN TO:
Rudy Title & Escrow, LLC
Loy Carney, Attorney At Law
2012 21st Ave S., Nashville, TN 37212 | 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haynie Partners, LLC	**NEW OWNER**	**060-13-0-017.00** **060-13-0-018.00** **060-13-0-019.00**
(NAME)	(NAME)	**060-13-0-020.00** **060-13-0-021.00** **060-13-0-023.00**
600 12th Ave S., Apt 513		
(ADDRESS)	(ADDRESS)	**060-13-0-025.00**
Nashville, TN 37203		
(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, **Haynie Partners, 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 **Haynie Partners, 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 I: Being Lot 16 and 17 on the Map of J. B. Haynie's Dudley Bell Plan as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee. (Parcel 25.00).

Tract II:
Being Lot No. 11 and the easterly part of Lot No. 10, on the Map of J. B. Haynie's Dudley Belle Plan, as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee. Said Lot 11 and part of said lot 10, adjoin and front together 61.2 feet on the northerly side of Haynie Avenue and run back between lines 150 ft. to an alley in the rear which measures 85.8 ft. (Parcel 17.00)

Tract III:
Being the westerly 38.8 ft. of Lot 14 and all of Lots 12 and 13, on the Map of J. B. Haynie's Dudley Belle Plan, as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee. Said Lots and part of Lot adjoint and front together 138.8 ft. on the northerly margin of Haynie Avenue and runs back between parallel lines 150 ft. to an alley. The easterly line of said lots begins at a point on the southerly margin of Haynie Avenue, 11.2 ft. westerly from the common corner of Lots 14, and 15, and the westerly line of said property is the dividing line between 11 and 12. (Parcel 18.00, 19.00 and 20.00).

Tract IV: (Map/Parcel 060-13-0-021.00)
Being three (3) separate parts of Lots Nos. 14 and 15 as shown on J. B. Haynie's Dudley Bell Plan as of record in Book 57, Page 167, Register's Office for Davidson County, Tennessee, at Nashville, and described as follows:

1st Part of Lot No. 15 - Being a triangular part of the Westerly part of Lot No. 15, said part of said lot fronts 38.8 feet on the Northerly margin of Haynie Avenue and extends back on the Easterly line 150 feet, more or less, to the Southerly margin of an alley to a point (said point being the common corner of Lots No. 14 and 15) and extends back on the Westerly line with the lot line between lots No. 14 and 15, 150 feet to the Southerly margin of an alley to a point.

2nd Part of Lot No. 14 - Being the Easterly part of Lot No. 14 as shown on Haynie's Dudley Bell Plan of record in Book 57, Page 167, Register's Office for Davidson County, Tennessee, at Nashville. Said Easterly part of Lot No. 14 fronts 11.2 feet on the Northerly margin of Haynie Avenue and extends back on the Easterly line (with the line between Lots 14 and 15) 150 feet to a point in the Southerly margin of an alley, and extends back on the Westerly line and at right angles to the Northerly margin of Haynie Avenue, 150 feet, more or less, to the Southerly margin of an alley.

3rd Part of Lot No. 14 - Being a triangular part of the Westerly part of Lot No. 14 as shown on Haynie's Dudley Bell Plan of record in Book 57, Page 167, Register's Office for Davidson County, Tennessee, at Nashville. Said triangular part of Lot No. 14 begins at an iron pin in the Northerly margin of Haynie Avenue (said iron pin being located 11.2 feet Westerly from the common corners of Lots No. 14 and 15) and extending back on the Easterly

line (and at right angles to the Northerly margin of Haynie Avenue) 150 feet, more or less, to the Southerly margin of an alley, and the Westerly line extending back 150 feet, more or less, to a point in the Southerly margin of an alley (said point being the common corners of Lots No. 13 and 14) and measuring 14.2 feet on said alley.

Said parts of said Lots No. 14 and 15 adjoin and front together 50 feet on the Northerly margin of Haynie Avenue and extends back between parallel lines 150 feet, more or less, to the Southerly margin of an alley on which they measure 50 feet.

Tract V:
Being the easterly part of Lot 15, as shown on the Map of J. B. Haynie's Dudley Belle Plan, as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee. Said part of said lot fronts 11.2 feet on the northerly margin of Haynie Avenue and extends back on the easterly line with the line between Lots 15 and 16, 150 feet to a point in the southerly margin of an alley, said point being the common corners of Lots 15 and 16, and extends back on the westerly line 150 feet more or less to a point in the southerly margin of an alley (said point being the common corner of Lots 14 and 15) and measuring 50 feet on said alley. (Parcel 23.00)

Being part of the same property conveyed to Haynie Partners, LLC of record in Inst. 20191126-121968, Register's Office for Davidson, Tennessee.

This instrument has been executed by the parties herein, in order to combine the seven tax parcels into one parcel.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **411 Haynie Ave, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 6 day of ~~July~~ August, 2020.

Haynie Partners, LLC

BY: _____
Andrew Hill, Member

BY: _____
Luke Robinson, Member

BY: _____
Aaron Robinson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ANDREW HILL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of HAYNIE PARTNERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the ~~9th~~ 6th of ~~July~~ August, 2020.

_____
Notary Public
My Commission Expires: 9-6-22
(SEAL)

JAMES WALLERSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LUKE ROBINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of HAYNIE PARTNERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the ~~9th~~ 30th of July, 2020.

Notary Public
My Commission Expires: 01/12/2022

(SEAL)
Katherine Harrison
Notary Public, ID No. 593175
State at Large, Kentucky
My Commission Expires on January 12, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared AARON ROBINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of HAYNIE PARTNERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the ~~9th~~ 6 August of July, 2020.

Notary Public
My Commission Expires: 9-6-22
(SEAL)

JAMES WALLERSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022