QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

GABRIEL LUTZ NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BUILD NASHVILLE DBH, LLC	NEW OWNER	
(NAME) **6344 COLUMBIA AVENUE**	(NAME)	PORTION OF 131 02 0 094.00
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BUILD NASHVILLE DBH, LLC, A TENNESSEE LIMTED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **BRADFORD REALTY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, 'A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being a portion of Lot 66 on the Map of Colonial Heights Subdivision, as of record in Book 1130, Page 102, Register's Office for Davidson County, Tn, and being more particularly described as follows;

Beginning at a ½" Iron Rod capped Elliott at the southeast intersection of Warfield Drive (50' R.O.W.) and Alley #1710 (20' R.O.W.), said Iron also being the northwestern corner of said Lot 66, Thence with the southwestern right-of-way of Warfield Drive South 48 degrees 01 minutes 05 seconds East, 50.00 feet to a point;

Thence leaving said Warfield Drive and with a new line through said Lot 66, South 41 degrees 58 minutes 55 seconds West, 75.00 feet to a ½" Iron Rod capped Elliott, said Iron being the common corner of Lots 65 and Reserved Parcel A on the map entitled Resubdivision of Lots 62, 63, 64 & 65 on the Plan of Colonial Heights, as of record in Book 4955, Page 34, Register's Office for Davidson County, TN;

Thence with the northeastern line of said Reserved Parcel A North 48 degrees 01 minutes 05 seconds West, 50.00 feet to a ½" Iron Rod old on the southeastern right-of-way of said Alley #1710;

Thence leaving said Reserved Parcel A and with said southeastern right-of-way of said Alley #1710 North 41 degrees 58 minutes 55 seconds East, 75.00 feet to the Point of Beginning, said tract herein described containing 3,750 square feet more or less.

Being a portion of the same property conveyed to Build Nashville DBH, LLC, a Tennessee limited liability company by Warranty Deed Bradford Realty Partners, a Tennessee general partnership, of record as Instrument No. 20190829-0087097, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as A portion of 4101 Kimbark Drive, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of August, 2020.

Karen Johnson Davidson County
Batch# 457664 DEEDQC
08/17/2020 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200817-0091651

BUILD NASHVILLE DBH, LLC

BY:
ADAM G. LAFEVOR, AUTHORIZED AGENT

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 **ADAM G. LAFEVOR**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence be the Authorized Agent of Build Nashville DBH, LLC and who executed the foregoing instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 2020.

Commission expires: 10/2/2023

Notary Public



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

