Karen Johnson Davidson County
Batch# 465624 DEEDQC
08/27/2020 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200827-0097526

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

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 24th day of August, 2020.

Notary Public
My commission expires: 3/13/2022

2020-388

Address of New Owner:	Send Tax Bills to:	Tax Information:
David T. 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, **David Thomas Howell and Hecseliz Howell Figueroa, husband and wife,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **DLH Properties, LLC, a Tennessee limited liability company,** 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.

Being the same property conveyed to David Thomas Howell and Hecseliz Howell Figueroa, husband and wife **by QuitClaim Deed from DLH Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200709-0074713 Register's Office for Davidson County, Tennessee, dated June 25, 2020, and recorded on July 9, 2020.**

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 24th day of ~~July~~ August, 2020.

David Thomas Howell

Hecséliz Howell Figueroa

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 Thomas Howell and Hecseliz Howell Figueroa, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of ~~July~~ August, 2020.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

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. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY