QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 469834 DEEDQC
09/03/2020 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200903-0100870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric S. Shreve	Same	
(NAME)	(NAME)	
1423 Timber Valley Drive		05209017500
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(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,

SSI PROPERTIES, INC., A CALIFORNIA CORPORATION ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ERIC S. SHREVE ("GRANTEE")

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:

BEING A PARCEL OF LAND IN THE 15TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LOCATED ON THE SOUTH MARGIN OF MIAMI AVENUE, EAST OF WOODDALE LANE, BEING LOT 66 ON THE PLAN OF WOODDALE GROVE ANNEX, OF RECORD IN PLAT BOOK 547, PAGES 109 AND 110, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (RODCT), THIS TRACT IS PARCEL 175.00, AS SHOWN ON DAVIDSON COUNTY TAX MAP 052-09, BELONGING TO ALLEN, AS EVIDENCED IN INSTRUMENT 20180504-0042596, (RODCT), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CAPPED PGW 1941 AND LOCATED ON THE SOUTH MARGIN OF MIAMI AVENUE, SAID IRON PIN BEING LOCATED 1,690 FEET, MORE OR LESS, EASTERLY FROM THE EAST MARGIN OF WOODDALE LANE, SAID IRON PIN BEING THE NORTHEAST CORNER OF PARCEL 176.00, AS SHOWN ON MAP 052-09, BELONGING TO ALLEN, AS EVIDENCED IN INSTRUMENT 20180504-0042596, (RODCT), SAID IRON PIN BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, AND SAID IRON PIN BEING LOCATED AT TENNESSEE STATE PLANE COORDINATES, NORTH 695,810.81 FEET, EAST 1,760,228.87 FEET, THENCE:

1) WITH THE SOUTH MARGIN OF MIAMI AVENUE AND WITH THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 50 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF 50.08 FEET TO AN IRON PIN CAPPED PGW 1941, SAID IRON PIN BEING THE NORTHWEST CORNER OF PARCEL 174.00, AS SHOWN ON MAP 052-09, BELONGING TO VOAN, AS EVIDENCED IN DEED BOOK 11517, PAGE 261, (RODCT), AND SAID IRON PIN BEING LOCATED ON THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE;

2) LEAVING SAID MARGIN AND WITH THE COMMON LINE OF SAID PARCEL 174.00 AND THE PROPERTY HEREIN DESCRIBED, SOUTH 38 DEGREES 45 MINUTES 29 SECONDS EAST A DISTANCE OF 115.89 FEET TO AN IRON PIN CAPPED PGW 1941, SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID PARCEL 174.00, SAID IRON PIN BEING LOCATED ON THE NORTH LINE OF PARCEL 236.00CO, AS SHOWN ON MAP 152-13 B, BELONGING TO RIVER GLEN HOMEOWNERS ASSOCIATION, AS EVIDENCED IN INSTRUMENT 20041217-0150273, (RODCT), AND SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE;

3) LEAVING THE EAST LINE OF SAID PARCEL 174.00, WITH THE NORTH LINE OF SAID PARCEL 236.00CO, AND WITH THE SOUTH LINE OF THE PROPERTY HEREIN DESCRIBED, SOUTH 50 DEGREES 04 MINUTES 05 SECONDS WEST, A DISTANCE OF 50.01 FEET TO AN IRON PIN CAPPED PGW 1941, SAID IRON PIN BEING THE SOUTHEAST CORNER OF SAID PARCEL 176.00, AND SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE;

4) WITH THE COMMON LINE OF SAID PARCEL 176.00 AND THE PROPERTY HEREIN DESCRIBED, NORTH 38 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 116.36 FEET TO AN IRON PIN, THE BEGINNING, CONTAINING 0.1333 ACRES OR 5,810 SQUARE FEET MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, RLS DATED MARCH 04, 2020.

BEING THE SAME PROPERTY CONVEYED TO JIM E. ALLEN, JR. BY WARRANTY DEED FROM MUSIC CITY FINANCIAL, LLC OF RECORD IN INSTRUMENT NO. 20180504-0042596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 27, 2018 AND RECORDED ON MAY 04, 2018.

BEING THE SAME PROPERTY CONVEYED TO SSI PROPERTIES, INC., A CALIFORNIA CORPORATION, BY WARRANTY DEED FROM JIM E. ALLEN, JR., OF RECORD IN INSTRUMENT NUMBER 20200317-0029419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is improved property known as: **2670 Miami Avenue, Nashville, Tennessee 37214**

Witness our hands this the 1 day of September, 2020.

SSI PROPERTIES, INC.

By: Jim Litsch
Its: Asst Sec

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

Personally appeared before me the undersigned a Notary Public for said County and State, Jim Litsch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Asst. Secretary of SSI Properties, Inc., the within named bargainor, a corporation, and that they as such Jim Litsch being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself/herself as Asst Secretary.

Witness my hand and official seal, this the _____ day of September, 2020.

Notary Public
My Commission Expires: 7-1-2023

THOMAS W. SHAFER JR.
Notary Public - California
Santa Clara County
Commission # 2291505
My Comm. Expires Jul 1, 2023

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner