THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 479071 DEEDQC
09/18/2020 04:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200918-0107435

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
TN Nashville 12th South, LLC 201 Riverplace, Suite 400 Greenville, SC 29601	New Owner	105-09-0-251.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Cottage Partners, LLC, A Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto, **TN Nashville 12th South, LLC, a South Carolina Limited Liability Company,** its successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, containing 0.632 acres, more or less, as shown on a Boundary & Topographic Survey of 2080 12th Avenue South, made by G. Scott Carter, TN RLS # 2391, dated November 1, 2018 and containing the following metes and bounds, to-wit:

BEGINNING at a 1/2" iron pipe located at the Southerly margin of Bate Avenue and the Northeast corner of the property described herein; thence running S7°05'35"W along the Easterly margin of said lot for a distance of 145' to a 1" iron rod (old); thence turning and running N82°49'55"W along the margin of Alley No. 683 for a distance of 169.45' to an iron rod (new) in the beginning of a curve; thence around said curve having a radius of 20', N39°01'28"W for a distance of 30.58 feet to an iron rod (new) located at the Easterly boundary of 12th Avenue South; thence running along the said 12th Avenue South, N4°46'58"E for a distance of 99.88' to an iron rod (new) located in the beginning of a curve; thence around said curve having a radius of 25', N50°58'32"E for a distance of 40.31' to an iron rod (new); thence running S82°49'55"E along the Southerly margin of Bate Avenue for a distance of 168.43' to a ½" iron pipe, being the POINT OF BEGINNING.

Being the same property conveyed to Southside Community Church, Inc. by Warranty deed from Tennessee Fourth Ecclesiastical Jurisdiction of the Church of God in christen of record in Instrument No. 20160908-0094807 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on September 08, 2016.

Being the same property conveyed to Cottage Partners, LLC by Warranty deed from Southside Community Church, Inc., a Tennessee Non Profit Corporation of record in Instrument No. 20200611-0059814 Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on June 11, 2020.

Being the same property conveyed to Grantee(s) by Deed recorded simultaneously herewith in Instrument #__202009180107434__, Register's Office for Said County.

Being also known as 2080 12th Avenue South, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16th day of September, 2020.

Julie Baily
Affiant

My commission expires:
(Affix Seal)

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-02-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this day of September 16, 2020.

Cottage Partners, LLC, a Tennessee Limited Liability Company

By:
Richard Bacon, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard Bacon,, 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 member of Cottage Partners, LLC, Tennessee a Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16 day of September, 2020.

Kate Nyquist
Notary Public

My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

