# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 479899 DEEDQC
09/21/2020 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200921-0107969

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF SEPTEMBER, 2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES ON 07/23

(AFFIX SEAL)

**This Instrument Prepared By:**
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| 3174 Parthenon LLC (NAME) | 3174 Parthenon LLC (NAME) | 104021N00100CO |
| 414 Union Street, Ste 1110 Nashville, Tennessee 37219 (ADDRESS) | 1 Music Circle South, Suite 330 Nashville, TN 37203 | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18 day of September, 2020, the undersigned, **Daniel C. Burton, Trustee of the Burton Family Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **3174 Parthenon LLC**, a Limited Liability Company duly organized and existing under the laws of the Tennessee, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of 3174 Parthenon Avenue, Nashville, Tennessee 37203 and more particularly described as follows:

BEING A PORTION OF THE LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS LOT NO. 92 ON THE REVISED MAP OF WEST END PARK OF RECORD IN BOOK 421, PAGES 82 AND 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS **UNIT A** ON EXHIBIT C OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARTHENON AVENUE RESIDENCES, OF RECORD IN INSTRUMENT NUMBER 20180911-0090092.

SAID LOT NO. 92 FRONTS 100 FEET ON THE WESTERLY SIDE OF PARTHENON STREET AND RUNS BACK BETWEEN LINES 166.9 FEET ON THE SOUTHERLY LINE AND 183 FEET ON THE NORTHERLY LINE, TO THE RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILROAD, ON WHICH IT MEASURES 186 FEET, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4790, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DANIEL C. BURTON, TRUSTEE OF THE BURTON FAMILY TRUST, BY QUITCLAIM DEED FROM MARK ALLEN LYNN AND HEATHER MACGREGOR LYNN, OF RECORD IN INSTRUMENT NUMBER 20180807-0077606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO MARK ALLEN LYNN AND HEATHER MACGREGOR LYNN, HUSBAND AND WIFE, A ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON, BY QUITCLAIM DEED FROM DANIEL C. BURTON, TRUSTEE OF THE BURTON FAMILY TRUST, OF RECORD IN INSTRUMENT NUMBER 20170905-0090881, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO BURTON FAMILY TRUST BY QUITCLAIM DEED FROM DANIEL C. BURTON, OF RECORD IN INSTRUMENT NUMBER 20170405-0033311, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS MORE COMMONLY KNOWN AS 3168A PARTHENON AVENUE, NASHVILLE, TN 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

**IN WITNESS WHEREOF**, this instrument has been executed this 18 day of September, 2020.

GRANTOR: BURTON FAMILY TRUST

Trustee

By: Daniel Burton
Its: Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel Burton with who I am personally acquainted, and who upon oath acknowledged himself to the Trustee of the Burton Family Trust and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Burton Family Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by singing their name on behalf of the Grantor as Trustee and Authorized Agent.

WITNESS my hand and seal this 18 day of September, 2020.

My Commission expires: 9-16-23

NOTARY PUBLIC

MELISSA N GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2023

# True Copy Certification

I, Grover Collins, 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 Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

