QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 485794 DEEDQC
09/29/2020 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200929-0112190

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAGNESS GROUP, INC.	NEW OWNER	**117-08-0-156.00**
(NAME) **P.O. BOX 158444**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(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, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **2020 10th AVENUE SOUTH, G.P.,** A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **MAGNESS GROUP, INC.,** A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF HIS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lot 12, W.L.B. Lawrence Plan of Lots, of record as Instrument No. 20180515-0046178, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 2020 10th Ave GP, a Tennessee general partnership, by Warranty Deed from The Estate of Gwendolyn Street (F/K/A Gwendolyn J. Murray, of record as Instrument No. 20180427-0040065, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2018 10th Avenue South, Nashville, Tennessee 37204
(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 my hand this 17th day of September, 2020.

2020 10th Ave, GP

Adam G. LaFevor, Authorized Agent

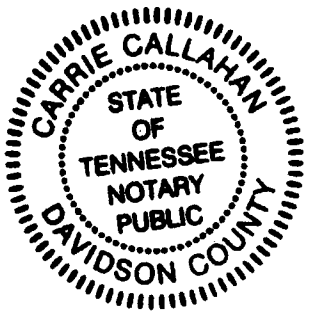
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of September, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent of 2020 10th Ave GP, and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of September, 2020.

Notary Public
My Commission Expires: 3/8/2021



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

