THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 487086 DEEDQC
10/01/2020 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201001-0113269

THE PURPOSE OF THIS CONVEYANCE IS TO CONSOLIDATE THE TWO PARCELS INTO ONE TAX PARCELS WITH ONE TAX PARCEL IDENTIFICATION NUMBER

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Hensley Group, LLC 1412 and 1500 Meharry Blvd , Nashville, TN 37208	New Owner	081-16-0-434.00 AND 081-16-0-435.00

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 **Hensley Group, LLC** by these presents does hereby quitclaim and convey unto **Hensley Group, LLC,** its successors and assigns, her rights, title and interest in and to the following described tract of land:

Parcel 1:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 214 on the Plan of Thomas Harding's Second Addition, of record in Plat Book 21, Page 58, Register's Office for said County.

Said easterly one-half of Lot No. 214 fronts 25 feet on the northerly side of Meharry Boulevard, formerly Harding Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Eugene T. Brownlow and wife, Katie E. Brownlow by Warranty Deed from John H. Otey, Jr., Executor with power to sell under the Will of Grace Harrison Ferguson, deceased, of record in Book 5826, Page 634, Register's Office for Davidson County, Tennessee, dated November 03, 1981 and recorded on December 03, 1981.

The said Katie E. Brownlow having since died leaving Eugene T. Brownlow as surviving tenant by the entirety.

The said Eugene T. Brownlow having then died April 4, 2002 and by Will probated in Davidson County, Tennessee under Docket No. 02P841 said property was devised to Jackie Brownlow. (Said Will also recorded in Register's Office No. 20030228-0026732) (*Also see Affidavit of Inheritance by Jacqueline Brownlow of record in Instrument No. 20030425-0056208, said Register's Office*).

Being also known as 1412 Meharry Blvd., Nashville, Tennessee 37208

Parcel 2:

Being the westerly one half of Lot No. 214 on the Plan of Thomas Harding's Second Addition, of record in Plat Book 21, Page 58, Register's Office for said County.

Said part of Lot 214 fronts 25 feet on the northerly margin of Meharry Boulevard, formerly Harding Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Eugene T. Brownlow and wife, Katie Brownlow by Warranty Deed from J. F. McClellan and wife, Dora T. McClellan, of record in Book 5357, Page 977, Register's Office for Davidson County, Tennessee, dated October 30, 1978 and recorded on October 31, 197B.

The said Katie Brownlow having since died leaving Eugene T. Brownlow as surviving tenant by the entirety. The said Eugene T. Brownlow having then died April 4, 2002 and by Will probated in Davidson County, Tennessee under Docket No. 02P841 said property was devised

to Jackie Brownlow. (Said Will also recorded in Register's Office No. 20030228—0026732} ('Also see Affidavit of Inheritance by Jacqueline Brownlow of record in instrument No. 20030425—0056207, said Register's Office')

Being also known as 1500 Meharry Blvd., Nashville, Tennessee 37208

Parcel 1 and 2:

Being the same property conveyed to the Hensley Group, LLC by Warranty Deed from Jackie Brownlow, of record in Instrument No. 20200804-0089313, Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 4, 2020.

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29TH day of SEPTEMBER 2020.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29TH day of SEPTEMBER, 2020.

Hensley Group, LLC, a Tennessee Limited Liability Company

By: _____
Eric Hensley, Sole Member

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Hensley, 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 Sole Member of Hensley Group, LLC, a , and that he/she, 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 the 29TH day of SEPTEMBER 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

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

