Karen Johnson Davidson County
Batch# 500497 DEEDQC
10/22/2020 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201022-0123160

QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/8/2021
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE AND ESCROW, LLC
513 3RD AVENUE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SOUTHERN PREMIER HOLDINGS, LLC	NEW OWNER	081-06-0-484.00
(NAME) **1612 WESTGATE CIRCLE, STE. 122**	(NAME) PO Box 90911	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SOUTHERN PREMIER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **SOUTHERN PREMIER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, State of Tennessee, being Lot Nos. 12 and 13 on the Plan of George Shield's Second Addition to North Nashville, of record in Book 57, Page 146, Register's Office for said County.

Said Lots Nos. 12 and 13 front 100 feet on the northerly side of Buchanan Street and extend back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Southern Premier Holdings, LLC, a Tennessee limited liability company by Special Warranty Deed from Brunson Legacy I, LLC, a Tennessee limited liability company, of record as Instrument No. 20201002-0114183, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, State of Tennessee, being Lot No. 14 and the easterly 35 feet of Lot No. 15 on the Plan of George Shield's Second Addition to North Nashville, of record in Book 57, Page 146, Register's Office for said County.

Said Lot No. 14 and the easterly 35 feet of Lot No. 15 front 85 feet on the northerly side of Buchanan Street and extend back between parallel lines 150 feet to an alley

Being a portion of the same property conveyed to Southern Premier Holdings, LLC, a Tennessee limited liability company by Special Warranty Deed from Brunson Legacy I, LLC, a Tennessee limited liability company, of record as Instrument No. 20201002-0114183, Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE PRESENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS

unimproved ☐
This is improved ☒ property, known as 2204 Buchanan Street, Nashville, TN 37208
(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 21 day of October, 2020.

SOUTHERN PREMIER HOLDINGS, LLC

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam G. LaFevor,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Authorized Agent for Southern Premier Holdings, LLC a Tennessee limited liability company, and that he, as Authorized Agent, and being authorized by Southern Premier Holdings, LLC, executed the within instrument for the purposes therein contained in his capacity as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of October, 2020.

Commission expires: 3/8/2021

Notary Public

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

