Karen Johnson Davidson County
Batch# 512888 DEEDQC
11/10/2020 10:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201110-0132162

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
John W. Stone, III 3817 Richland Avenue Nashville, TN 37205 (615) 812-1161	405 Humphreys, LLC 405 Humphreys Street Nashville, TN 37203 Attn: Cameron Weiss	405 Humphreys Street Nashville, TN 37203	105-07-0-027

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DAVID HAMLETT**, a Tennessee resident (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **405 HUMPHREYS, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which is described on Exhibit A attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property located at 405 Humphreys Street, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 9th day of November, 2020.

DAVID HAMLETT

[Acknowledgements appear on the following page.]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said State and County, the within named David Hamlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 9th day of November, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

[NOTARIAL SEAL]

Texas

STATE OF ~~TENNESSEE~~ ")
COUNTY OF ~~DAVIDSON~~ ")
Collin

The actual consideration for this transfer is $-0-.

CAMERON WEISS, AFFIANT

Subscribed and sworn to before me
this 06th day of November, 2020.

Notary Public

My Commission Expires: 09-06-2021

CHAD CORNELSSEN
Notary Public, State of Texas
Comm. Expires 09-06-2021
NOTARY ID#: 13127012-2

EXHIBIT "A"

Being the same property shown as Parcel (27.00) on Davidson County Property Map 105-07, and also being the same property shown as Lot 61 on the Plan of Humphrey's Houston & Martin's Addition to Nashville as of record in Plat Book 36, Page 117, in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point at the northwest corner of Little Hamilton Street (15' R.O.W.) and Metro Alley No. 187 (15' R.O.W.), said point being the southeast corner of the herein described property;

Thence, following the north margin of said Metro Alley No. 187, North 83 degrees 08 minutes 38 seconds West, a distance of 50.00 feet to a point, said point being the southeast corner of property conveyed to LL&E Holdings, LLC as of record in Instrument No. 20160331-0030603 in the Register's Office of Davidson County, Tennessee, and the southwest corner of the herein described property;

Thence, following the east boundary of said LL&E Holdings, LLC property, North 07 degrees 29 minutes 37 seconds East, a distance of 151.60 feet to a point on the south margin of Humphreys Street (50' R.O.W.), said point being the northeast corner of said LL&E Holdings, LLC property and the northwest corner of the herein described property;

Thence, following said south margin, South 83 degrees 08 minutes 38 seconds, a distance of 50.00 feet to a point on the west margin of Little Hamilton Street (15' R.O.W.), said point being the northeast corner of the herein described property;

Thence, following said west margin, South 07 degrees 29 minutes 37 seconds West, a distance of 151.60 feet to the Point of Beginning;

Containing 7,580 Square Feet or 0.174 Acres.

Described according to a Category "1" survey prepared by Q. Scott Pulliam, TN RLS #2346, dated 11/3/2020.

Being the same property conveyed to 405 Humphreys, LLC, a Tennessee limited liability company by Quitclaim Deed from David Hamlet of record in Instrument No. __20201100132161__, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

