Karen Johnson Davidson County
Batch# 517931 DEEDQC
11/17/2020 11:10:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201117-0135395

This Instrument Prepared by:

Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED
FOR SEPARATION OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	PARCEL ID
Jeff Estepp, LLC	OWNER	
4913 Indiana Avenue		091-11-0-069.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, we, **Jeff Estepp, LLC,** a Tennessee limited liability company, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** to **Jeff Estepp, LLC, LLC**, a Tennessee limited liability company, the **Grantee** herein, its successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 801 of Block 133, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County. Said Lot No. 801 fronts 35 feet on the Northerly side of Illinois Avenue and runs back between parallel lines, with the Westerly margin of 49th Avenue North, 150 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 803 and the Easterly 15 feet of Lot No. 805, Bock No. 133, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeff Estepp, LLC, a Tennessee Limited Liability Company, by Warranty deed from The Elders and Trustees of the 49th Avenue Church of Christ, of record in Instrument No. 20200701-0071379, Register's Office for Davidson County, Tennessee.

This is real property, with current mailing addresses of 4900 & 4902 Illinois Avenue; Nashville, TN 37209].

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 19th day of November, 2020.

Jeff Estepp, LLC:

By: _____
Jeff Estepp, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Jeff Estepp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **Jeff Estepp, LLC,** the within named bargainor, a limited liability company, and that they have executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Member.

Witness my hand and official seal this the 19th day of November, 2020.

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Tracy Perry
Affiant

Subscribed and sworn to before me this 19 day of November, 2020.

NOTARY PUBLIC

My Commission Expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE