QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November 20 20.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

J-DSD-19-1621

Karen Johnson Davidson County
Batch# 520945 DEEDQC
11/25/2020 08:02:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201125-0138151

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
1621 Ensley Partners, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**105-8-238.00**
700 12th Ave. South, Ste. 302,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE H. HART, AN INDIVIDUAL RESIDENT OF THE STATE OF TENNESSEE AND CUMBERLAND ADVISORY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1621 ENSLEY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Beginning at an iron pin in the easterly right of way of 4th Avenue South. Said pin being the most southerly corner of the Donald Parks property and the northwest corner of the herein described lot and the POINT OF BEGINNING.
Thence, North 57 deg. 53 min. 57 sec. East, 284.62 feet to an iron rod; thence, North 31 deg. 48 min. 23 sec. West, 79.50 feet to an iron rod; thence, North 52 deg. 52 min. 12 sec. East, 40.19 feet to an iron rod stamped "delle" in the west right of way of Ensley Avenue. thence, with the west right of way of Ensley Avenue South 06 deg. 07 min. 37 sec. East, 92.35 feet to an iron rod; thence, with a curve to the right, having a Radius of 3,054.30 feet, a Delta of 02 deg. 16 min. 34 sec., an Arc length of 121.34 feet and a Chord of South 03 deg. 13 min. 00 sec. East 121.333 feet to an iron rod; thence South 02 deg. 04 min. 43 sec. East, 374.64 feet to a hole in the concrete; thence, with a curve to the right, having a Radius of 25 feet, a Delta of 151 deg. 05 min. 09 sec., an Arc length of 65.924 feet, and a Chord of South 73 deg. 27 min. 52 sec. West, 48.42 feet to an iron rod stamped "delle" in the east right of way of 4th Avenue South; thence, with the east right of way of 4th Avenue South, North 30 deg. 59 min. 34 sec. West, 417.70 feet to the POINT OF BEGINNING.

Being the same property conveyed to Sameh H. Sidhom and Lawrence H. Hart by Warranty Deed from Paul G. Freeman, III, Lucy Ann Freeman and Susan Ensley Freeman recorded April 17, 2007 in Instrument No. 20070417-0045668, Register's Office for Davidson County, Tennessee.

By Quitclaim Deed recorded June 28, 2013 in Instrument No. 20130628-0066751, Register's Office for Davidson County, Tennessee, Lawrence H. Hart conveyed his one-half interest to Lindsey Hart Manolache, subject to life estate retained by Lawrence H. Hart.

By Warranty Deed recorded March 7, 2014 in Instrument No. 20140307-0019532, Register's Office for Davidson County, Tennessee, Sameh H. Sidhom conveyed his one-half interest to Cumberland Advisory Group, LLC.

By Quitclaim Deed recorded January 21, 2016 in Instrument No. 20160121-0006371, Register's Office for Davidson County, Tennessee, Lindsey Hart Manolache conveyed her interest to Lawrence H. Hart.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This property is known as: **1621 Ensley Boulevard, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 19th day of November, 2020.
Lawrence H Hart by Jason Hamilton Hart
Attorney-in-Fact

Lawrence H. Hart by Jason Hamilton Hart, Attorney-In-Fact

Cumberland Advisory Group, LLC

BY: _____
Glenn Dukes
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON HAMILTON HART, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAWRENCE H. HART, and who acknowledged he/she/they executed the same as the free act and deed of the said LAWRENCE H. HART. Said Power of Attorney is of record in Instrument No. , Register's Office for Davidson County, Tennessee.

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

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN DUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CUMBERLAND ADVISORY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

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

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212