QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 523049 DEEDQC
12/01/2020 01:29:04 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20201201-0139507

J-SB-MCL-20-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Nov, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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:	MAP / PARCEL NUMBER (S)
Lazarus Holdings, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**072-00-0-011.00**
PO Box 58774,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ROCK HOME, 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 **LAZARUS HOLDINGS, 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:

A certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described below according to Survey completed by Clint Elliott Survey on August 31, 2020.

Commencing on the Northerly right-of-way line of Ambrose Avenue, 50 feet in width, at a corner common with Lot 1, First Addition, Space Park East of record in Plat Book 4470, Page 53;

Thence leaving the Northerly right-of-way line of Ambrose Avenue with the Easterly line of said Lot 1, North 8 degrees 24 minutes 53 seconds East, 331.47 feet to the a corner common with the property shown on Space Park East of record in Plat Book 3700, Page 137;

Thence with the Northerly line of said property shown on Space Park East, South 82 degrees 05 minutes 30 seconds East, 54.00 feet to a corner common with the property conveyed to Pinson Properties LLC and Scojo Properties, LLC of record in Instrument Number 20170724-074802;

Thence with the northerly line of said Pinson and Scojo Properties, South 82 degrees 05 minutes 30 seconds East, 263.78 feet to the true Point of Beginning for this tract;

Thence with the southerly line of and existing Nashville Electric Service Easement, 20 feet in width, South 82 degrees 05 minutes 30 seconds East, 519.85 feet to the westerly line of the property conveyed to the State of Tennessee of record in Book 1163, Page 314;

Thence first with the westerly line of the property conveyed to the State of Tennessee, and then with the westerly line of said Space Park East, South 6 degrees 44 minutes 59 seconds West, 179.84 feet to a corner common with said property shown on Space Park East;

Thence with northerly line of Space Park East, North 82 degrees 05 minutes 44 seconds West, 520.52 feet to a corner common with aforesaid Pinson and Scojo Properties;

Thence with the easterly line of Pinson and Scojo Properties, North 6 degrees 57 minutes 43 seconds East, 179.86 feet to the Point of Beginning;

Being the same property conveyed to Rock Home, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Cason A. Dickinson and Cason A. Dickinson, Trustee of the Ambrose Avenue Trust of record in Instrument No. 20200721-0080180 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 21, 2020.

Being the same property conveyed to Rock Home, LLC, a Tennessee Limited Liability Company by Quitclaim Deed to convey any interest in the property according to survey description, from Cason A. Dickinson and Cason A. Dickinson, Trustee of the Ambrose Avenue Trust of record in Instrument No. 20200914-0104647 Register's Office for Davidson County, Tennessee, dated September 07, 2020 and recorded on September 14, 2020.

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 is **unimproved** property known as: 3309 **Ambrose Ave, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 20 day of Nov, 2020.

Rock Home, LLC

BY: Michael S. Matthews, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL S. MATTHEWS, 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 MEMBER of ROCK HOME, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of November, 2020.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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