Karen Johnson Davidson County
Batch# 528522 DEEDQC
12/10/2020 08:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201210-0144203

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	*Send Tax Bills To:*	*Map-Parcel*
ZANIES REAL ESTATE, LLC	SAME	105-10-186
A TENNESSEE LIMITED		105-10-187
LIABILITY COMPANY		105-14-0-A-001.00CO
2025 8TH AVENUE SOUTH		105-10-183
NASHVILLE, TN 37204		

STATE OF Illinois)
)
COUNTY OF Cook)

PETER XILAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 18, 2022

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this 2nd day of December, 2020.

PETER XILAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 18, 2022

Notary Public
My Commission Expires: 9.18.2022

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, BARBARA K. UCHWAT, Trustee of the BARBARA K. UCHWAT TRUST dated May 4, 2011, hereinafter called Grantor, for the express purpose of conveying all of its right, title and interest in this property, does hereby quitclaim and convey unto ZANIES REAL ESTATE, LLC, a Tennessee Limited Liability Company, all of its right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of December, 2020.

BY: _____
BARBARA K. UCHWAT, Trustee

STATE OF Illinois)
)
COUNTY OF Cook)

PETER XILAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 18, 2022

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA K. UCHWAT Trustee of the BARBARA K. UCHWAT TRUST dated May 4, 2011, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Northbrook, Illinois, this 2nd day of December, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 9/18/2022

Exhibit A

TRACT 1: Land in Davidson County, Tennessee, being part of Lot 67 on the Map of Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County, and being the west part of Lot 67, on the Map showing parts of Lots Nos. 66 and 67 of Waverly Place, as of record in Book 421, Page 46, said Register's Office, and described according to a survey thereof by Barge, Waggoner and Sumner, Engineers, April 9, 1969, as follows:

Beginning at an iron pin in the southerly margin of Douglas Avenue at the entrance to Alley 672; thence with the margin of said Avenue, North 75 degrees 30 minutes 58 seconds East 38.29 feet to an iron pin; thence South 29 degrees 00 minutes 56 seconds East 152.28 feet to an iron pin in the northerly margin of an alley; thence with the same South 74 degrees 55 minutes 55 seconds West 36.12 feet to an iron pin at the beginning of a curve; thence around said curve, northwesterly 26.49 feet to an iron pin in the easterly margin of Alley 672; thence with the same along a curve, 118.01 feet to an iron pin at the beginning of a curve; thence around said curve, northeasterly 28.73 feet to the point of beginning.

TRACT II: Land in Davidson County, Tennessee, being part of Lot No. 67 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, and also being a part of said Lot No. 67 on a plan of Subdivision of parts of Lot Nos. 66 and 67, in said Waverly Place, as of record in Book 421, Page 46, and described partly according to the last mentioned plan as follows:

Beginning at a point in the southerly margin of Douglas Avenue, at the intersection with the westerly margin of a 12 foot alley, being the southeast corner of the property conveyed to the Nashville Housing Authority by deed in Book 4206, Page 334, thence with the southerly margin of said Avenue, and around the southerly boundary of the property conveyed to the Nashville Housing Authority, westerly 68 feet, more or less, to a point, the southwest corner of said Nashville Housing Authority Property; thence southerly along a slight curve, 152.1 feet to a point in the northerly margin of an alley; thence with the margin of the same, easterly 36 feet to the beginning of a curve; thence in a northeasterly direction around a curve, 14 feet, more or less, to a point in the westerly margin of the first mentioned 12 foot alley; thence with the same, northerly 137.5 feet, more or less, to the point of beginning.

Land in Davidson County, Tennessee, being part of a lot or parcel of land marked "Residence" on the Map of Douglas Place, as of record in Book 332, page 130, Register's Office for said County, described partly according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 21, 1939, as follows:

Beginning at the northwest corner of 8th Avenue South and Douglas Avenue; thence with the westerly margin of said Avenue North 22 degrees 15 minutes West 158.8 feet; thence South 67 degrees 45 minutes West 178.5 feet; thence South 23 degrees 30 minutes East 156 feet to the northerly margin of Douglas Avenue; thence with the same North 67 degrees 55 minutes East 175 feet to the beginning.

LAND in Davidson County, Tennessee, being Unit No. 815 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office or Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein for a more complete identification and description of such Unit.

Being the same properties conveyed to Richard J. Uchwat by deeds of record as Instruments # 20101203-0096498, #20101203-0096499 and #20050705-0076562, Registers Office of Davidson County, Tennessee and subsequently devised to Barbara K. Uchwat as evidenced by that Muniment of Title of record as Instrument 201303250029147, Registers Office of Davidson County, Tennessee.

Being the same property conveyed to BARBARA K. UCHWAT AS TRUSTEE OF THE BARBARA K. UCHWAT TRUST DATED May 4, 2011, by Quitclaim Deed of record from BARBARA K. UCHWAT, in Instrument Number 20130703-0069046, Register's Office for Davidson County.

The foregoing legal description is the same as contained in the prior deed of record.

This is improved property now known as 809, 811 and 815 South Douglas Avenue, and 2033 Eighth Avenue South, Nashville, Tennessee 37204.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stacy Boyett, a notary public for this county and state,
Notary's Name

James M. Adcox III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Stacy Boyett
Notary's Signature

MY COMMISSION EXPIRES: 2-19-2023

NOTARY'S SEAL

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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