2020-560

QUITCLAIM DEED Karen Johnson Davidson County Batch# 539750 DEEDQC 12/21/2020 03:40:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20201221-0151594	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. (Affiant) Sworn to and subscribed before me this 21st day of December, 2020. Notary Public My commission expires: 7-9-2024

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 7-9-2024

THIS INSTRUMENT WAS PREPARED BY:
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
White Avenue, LLC (NAME)	**White Avenue, LLC** (NAME)	**118-02-0-245.00** **118-02-0-248.00**
(ADDRESS) **2520 White Avenue** **Nashville, TN 37204**	(ADDRESS) **2520 White Avenue** **Nashville, TN 37204**	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dryden Architecture and Design, PLLC**, a Tennessee limited liability company, previously known as **Dryden Architecture and Design, LLC**, a Tennessee limited liability company, as reflected in Instrument No. 20200814-0091312, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **White Avenue, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:

Tract 1: M/P 118-02-0-245.00

Land in Davidson County, Tennessee, being part of Lot Nos. 103 and 104, and part of the North 1/2 of Lot No. 105 on the Plan of George I. Waddy's Subdivision of Westwood of record in Plat Book 332, Page 99, in the Register's Office for Davidson County, Tennessee.
Said parcel fronts 125 feet on the easterly side of White Avenue and extends back 110.3 feet on the southerly line and 165 feet on the northerly line, to a dead line in the rear, measuring 136.78 feet thereon.

Included in the above description, but hereby excluded is that property conveyed to Mark A. Tucker, unmarried of record in Instrument No. 20020410-0044593, in said Register's Office, and further being described as follows:

Land in Davidson County, being Lot No.1 on the Plan of the Re-subdivision of Lots 104 and 105, George I. Waddy's Subdivision of record in Plat Instrument No. 20020307-00284452, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Dryden Architecture and Design, LLC a Tennessee limited liability company by deed from Linda L. Suddarth, Trustee of the Syler Family Trust of record in Instrument No. 20161021-0111399, Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 21, 2016.

This is improved property also known as: 2514 White Ave, Nashville, TN 37204

Property 2:

Tract 2: M/P: 118-02-0-288.00

Land in Davidson County, being Lot No.1 on the Plan of the Re-subdivision of Lots 104 and 105, George I. Waddy's Subdivision of record in Plat Instrument No. 20020307-00284452, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Dryden Abernathy Architecture Design, LLC by deed from Mark A. Tucker unmarried, of record in Inst. No. 20050503-0049347 and as corrected in Inst. No. 20150326-0025957, said Register's Office. Subsequently, Dryden Abernathy Architecture Design, LLC (NKA Dryden Architecture and Design, LLC) having quitclaimed its interest to Dryden Architecture and Design, LLC by Quitclaim Deed of record in Inst. No. 2015118-0117111, said Register's Office.

This is improved property known as: 2520 White Ave., Nashville, TN 37204

This Conveyance is subject to the matters set forth below as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This conveyance is made and accepted certain to that caertain indebtedness descibed in and secured by the following: (1) Deed of Trust executed by Dryden Architecture and Design, LLC to R. Rick Hart, Trustee to secure Renasant Bank, in the amount of $567,086.00, of record in Inst. No. 20161021-0111400, said Register's Office; (2) Absolute Assignment of Leases and Rents of record in Inst. No. 20161021-0111401, said Register's Office; and (3) Financing Statement (Fixture) executed by Dryden Architecture and Design, LLC to secure to Renasant Bank, in the amount of $-0-, of record in Inst. No. 20161021-0111402, said Register's Office; and which indebtedness Grantee has hereby assumed by acceptance of this Quitclaim Deed.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

[Signatures Next Page]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the 20th day of December, 2020.

By: _____
Name: Nicholas Dryden
Its: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Quindal Evans Segall of the state and county mentioned, personally appeared Nicholas Dryden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Dryden Architecture and Design, PLLC, a Tennessee professional limited liability company), the within named bargainor, a Corporation, and that such Nicholas Dryden as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, TN, this 20th day of December, 2020.

_____
Notary Signature
My commission expires:

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Certificate of Authenticity

I, Quindal Evans Segall, 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

Personally appeared before me, the undersigned, a notary public for this county and state, Quindal Evans Segall 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: 5/2/22
Notary's Seal

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022