Karen Johnson Davidson County
Batch# 549319 DEEDQC
01/07/2021 10:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210107-0003215

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
WE FD, LLC 1903 Jefferson Street Nashville, TN 37208	New Owner	092-09-0-438.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TITUS YOUNG REAL ESTATE, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **WE FD, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcels of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 3810 Clifton Avenue a/k/a 3801 39th Avenue North, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit

of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 6th day of January, 2021.

GRANTOR:

TITUS YOUNG REAL ESTATE, LLC

By: _____

Name: DJ Wootson

Title: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Dwayne Wootson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Titus Young Real Estate, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself in his capacity as Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee this 6th day of January, 2021.

Geraldine Simmons-Curry
Notary Public

My Commission Expires: 12/11/2023

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-11-2023

202101070003215

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 6th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 12/11/2023

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-11-2023

EXHIBIT A

Legal Description

Being a tract of land lying in the 21st Council District of Nashville, Davidson County, Tennessee, said tract being comprised of two parcels of land said tract also noted as being a portion of a reserved lot as shown on College Hill Subdivision, Section 2 as of record in Book 2133, page 52, Register's Office, Davidson County, Tennessee. The said tract being the same property as recorded in Deed Book 6606, page 631, R.O.D.C., TN and is more particularly described as follows:

Beginning at an iron pin old, said pin being situated in the northerly right of way line of Clifton Avenue and being the southwest common corner of the M.D.H.A. property as of record in Instrument Number 200007240072589, R.O.D.C., TN and being the southeast corner of the tract described herein; thence, with the right of way line of said Clifton Avenue, the following bearings and distances:

Thence, South 73 deg 02 min 45 sec West, 26.00 feet to a mag nail new; thence, with a curve to the left, said curve having a delta angle of 08 deg 52 min 32 sec, a radius of 661.00 feet, a chord bearing of South 68 deg 36 min 29 sec West, a chord distance of 102.29 feet, for a total arc length of 102.39 feet to a mag nail new; thence, with a curve to the right, said curve having a delta angle of 86 deg 13 min 17 sec, a radius of 13.00 feet, a chord bearing of North 72 deg 43 min 09 sec West, a chord distance of 17.77 feet, for a total arc length of 19.56 feet to a mag nail new, said nail being situated in the easterly right of way line of 39th Avenue North; thence, with the right of way line of 39th Avenue North the following bearings and distances: thence, North 29 deg 36 min 30 sec West, 239.67 feet to a point being 1.09' from a concrete monument disturbed; thence, with a curve to the right, said curve having a delta angle of 89 deg 38 min 30 sec, a radius of 20.00 feet, a chord bearing of North 15 deg 12 min 45 sec East, a chord distance of 28.20 feet, for a total arc length of 31.29 feet to a concrete monument, said monument being situated in the southerly right of way line of Batavia Street; thence, with the right of way line of Batavia Street, North 60 deg 02 min 00 sec East, 139.97 feet to an iron pin old, said pin being a corner common with the Danny E. and Nancy M. Gardner property as of record in Instrument Number 200107090072602, R.O.D.C., TN; thence, with the said Gardner property, South 31 deg 03 min 44 sec East, 174.59 feet to an iron pin old, said pin being a corner common with the said M.D.H.A. property; thence, with the said M.D.H.A. property, South 17 deg 32 min 13 sec East, 122.00 feet to the point of beginning. Containing 44,388 square feet or 1.019 acres, more or less, according to the ALTA/ACSM Land Title Survey prepared by Michael R. Williams, RLS# 1906, HFR Design, P.O. Box 1974, Brentwood, Tennessee 37024-1974.

Also being described as:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Consolidation Plat The 39th & Clifton Development, of record in Instrument No. 20160505-0044562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 39TH & CLIFTON DEVELOPMENT, LLC, A

TENNESSEE LIMITED LIABILITY COMPANY, by deed from ELOUISE DANTZLER NOW KNOWN AS ELOUISE DANTZLER JOHNSON, A SINGLE PERSON, of record in Instrument No. 20150108-0002163 and Instrument No. 20150108-0002164, dated January 8, 2015, said Register's Office.

Being the same property conveyed to TITUS YOUNG REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from 39TH & CLIFTON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20170207-0013021, dated January 31, 2017, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21.

