Karen Johnson Davidson County
Batch# 549532 DEEDQC
01/07/2021 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210107-0003508



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 6th day of January, 2021.

Notary Public

My Commission Expires: 01/03/2022

THIS INSTRUMENT PREPARED BY:
Campbell Steele, Esq.
1701 West End Avenue, Suite 400
Nashville, Tennessee 37203

QUITCLAIM DEED

Name & Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Blackbird Realty Ventures, LLC 1701 West End Ave., Suite 400 Nashville, Tennessee 37203	Blackbird Realty Ventures, LLC 1701 West End Ave., Suite 400 Nashville, Tennessee 37203	092-12-0-488.00 092-12-0-487.00

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, J. D. EATHERLY, TRUSTEE OF THE J. D. EATHERLY REVOCABLE LIVING TRUST, DATED JULY 13, 2018, having a situs in the State of Tennessee ("Grantor"), does hereby transfer, quitclaim and convey unto BLACKBIRD REALTY VENTURES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, certain real property in Davidson County, Tennessee, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This is improved property located and known as 1705-1707 West End Avenue, Nashville, Davidson County, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the said parcels of land. Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed as of January 6, 2021.

GRANTOR:

J. D. Eatherly, Trustee of the J. D. Eatherly RLT DTD 7/13/18

J. D. EATHERLY, TRUSTEE OF THE J. D. EATHERLY REVOCABLE LIVING TRUST, DATED JULY 13, 2018

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. D. Eatherly, 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 Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018, the within named bargainor, a revocable trust having a situs in the State of Tennessee, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand and official seal at office this 6 day of January, 2021.

Kathleen Kirby

Notary Public

My Commission Expires: 9/7/2021

KATHLEEN KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description (Survey)

BEING A PARCEL OF LAND IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WEST END AVENUE. BOUNDED ON THE EAST BY THE 1701 WEST END INVESTMENTS PARTNERS LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201803160025222-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF BROADWAY AVENUE. BOUNDED ON THE WEST BY THE TREGLOWN PATTON WARNER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201302270019421-R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHERLY MARGIN OF BROADWAY AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THE 1701 WEST END INVESTMENT PARTNERS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201803160025222-R.O.D.C. TN. AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE NORTHERLY MARGIN OF BROADWAY AVENUE, SOUTH 42 DEGREES 15 MINUTES 04 SECONDS WEST, 104.04 FEET TO A MAG NAIL SET;

THENCE, A COMMON LINE WITH THE TREGLOWN PATTON WARNER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201302270019421-R.O.D.C., TN. NORTH 30 DEGREES 41 MINUTES 17 SECONDS WEST, 223.35 FEET TO A MAG NAIL SET IN THE SOUTHERLY MARGIN OF WEST END AVENUE:

THENCE, WITH THE SOUTHERLY MARGIN OF WEST END AVENUE, NORTH 59 DEGREES 24 MINUTES 45 SECONDS EAST, 100.00 FEET TO A MAG NAIL SET;

THENCE, A COMMON LINE WITH THE 1701 WEST END INVESTMENT PARTNERS, LLC PROPERTY SOUTH 30 DEGREES 31 MINUTES 36 SECONDS EAST, 192.66 FEET TO THE POINT OF BEGINNING.

CONTAINING, 20,740 SQ.FT. OR 0.47 ACRES, MORE OR LESS.

THE FOREGOING LEGAL DESCRIPTION WAS DERIVED FROM AN ALTA/NSPS LAND TITLE SURVEY DATED JANUARY 4, 2021 PREPARED BY BRIAN A. MCCAIN (TN RLS#2256) OF SOUTHERN PRECISION LAND SURVEYING, INC.

BEING THE SAME PROPERTY CONVEYED TO J. D. EATHERLY, TRUSTEE OF THE J.D. EATHERLY REVOCABLE LIVING TRUST, DATED JULY 13, 2018 BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20200129-0010734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Heather Wood, 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.

Heather Wood
Signature

State of Tennessee

County of Williamson

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

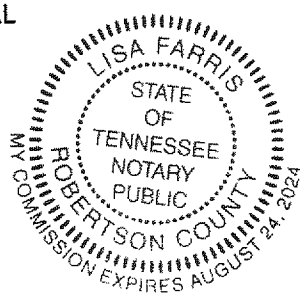
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(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).

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