Karen Johnson Davidson County
Batch# 549887 DEEDQC
01/08/2021 11:47:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210108-0003961

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

MICHAEL GILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--

Affiant

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

Notary Public
My Commission Expires: 5/2/22

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Davishire Capital Management, LLC	SAME	104 12 0 098.00
1900 Patterson Street, Suite 205		104 12 0 099.00
Nashville, Tennessee 37203		118 11 0 165.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **David Horowitz and wife, Shirley Horowitz**, hereinafter called the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly

described on Exhibit A attached hereto and incorporated herein by reference to **Davishire Capital Management, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 6th day of January, 2021.

David Horowitz

Shirley Horowitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Horowitz and Shirley Horowitz, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of January, 2021.

My Commission Expires: 5/2/22

Notary Public

MICHAEL GILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

EXHIBIT A

Legal Descriptions

(David Horowitz and David H. Horowitz are one and the same person. Shirley Horowitz, Shirley Daniels, Shirley D. Horowitz, and Shirley Daniels Horowitz are one and the same person.)

104 12 0 098.00 – 2100 21st Avenue South, Nashville, Tennessee 37212

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the Easterly Part of Lot No. 3 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County, and described according to a survey thereof made April 26, 1954, by Geo. W. Watkins, Surveyor, as follows:

Said part of said lot fronts 100 feet on the east side of Hillsboro Road or 21st Avenue South, as widened, and runs back between lines 141.9 feet on the south line and 148 feet on the north line along the south margin of Bernard Avenue to an alley in the rear on which it measures 100 feet.

Being the same property conveyed to David H. Horowitz and wife, Shirley D. Horowitz, by deed from Life Insurance Company of George, a corporation organized and existing under the lass of the State of Georgia, of record in Book 11400, page 814, Register's Office for Davidson County, Tennessee.

This is improved property known as 2100 21st Avenue South, Nashville, Tennessee 37212.

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104 12 0 099.00 – 2106 21st Avenue South, Nashville, Tennessee 37212

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 4 on the plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 56, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, dated November 6, 1944, as follows:

Said property fronts 48.3 feet on the easterly margin of the 21st Avenue South and extends back 144 feet, more or less, on the northerly line and 142.7 feet, more or less, on the southerly line to an alley in the rear, measuring 51 feet thereon.

Being the same property conveyed to David H. Horowitz and wife, Shirley D. Horowitz, by deed from William N. Knox and wife, Laura Knox, of record in Book 7508, page 195, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is improved property known as 2106 21st Avenue South, Nashville, Tennessee 37212.

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118 11 0 165.00 – 741 Thompson Lane, Nashville, Tennessee 37204

Land in the 1st Civil District of Davidson County, Tennessee, shown as Lot 1 on the Plat of the Thompson-Powell Property, as of record in Book 5200, page 206, Register's Office for said County, and more particularly described as follows:

BEGINNING at a point in the southerly margin of Thompson Lane, said point being the Northwest corner of Lot 2 as shown on the Plat of the Thompson-Powell Property and being the northeasterly corner of the lot herein described; thence leaving Thompson Lane and running with the west line of Lot 2, South 3° 29' West, 196.00 feet to a point; thence, continuing with Lot 2, South 77° 41' 43" West 95.23 feet to a point in the center of Powell (formerly H) Avenue; thence with the centerline of said Avenue, North 27° 25' West, 261.00 feet to a point in the southerly margin of Thompson Lane; thence with the southerly margin of Thompson Lane, South 86° 00' East, 225.7 feet to the point of beginning, containing (34,290 sq. ft.) 0.79 acres, more or less.

Being the same property conveyed to David H. Horowitz and wife, Shirley D. Horowitz a/k/a Shirley Daniels Horowitz, by deed from Charles Galbreath and wife, Joyce Galbreath, of record in Book 9633, page 168, Register's Office for Davidson County, Tennessee.

This is improved property known as 741 Thompson Lane, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

