QUITCLAIM DEED

B-ONB-20-514

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
514 Hamilton, LLC	**New Owner**	
(NAME)	(NAME)	**105-07-0-209.00-CO**
407 Humphreys St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY EWING, AN UNMARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **514 HAMILTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 17th council manic district of Nashville, Davidson county, Tennessee, being part of lot 2 on the plan of the Mary e. Hamilton estate, recorded in minute book 1, page 97, county court for said county, and more particularly described as follows: beginning in the north right of way of Hamilton avenue, 385 feet west on the intersection of said Hamilton avenue and rains avenue north avenue: thence along said Hamilton avenue north 85 degrees. 56 minutes 36 seconds, west 50.0 feet to an iron pin: thence leaving Hamilton avenue north 4 degrees. 46 seconds 04 minutes east, 167.5 feet to the south right of way of an uncut 15 foot alley; thence along said alley, south 85 degrees. 56 minutes 36 seconds east, 50.0 feet; thence leaving said alley south 4 degrees. 46 minutes 04 seconds west, 167.5 feet to the point of beginning and containing 0.19 acre, more or less. According to the survey by john kohl and Company. dated march 23, 2006.

Being the same property conveyed to Anthony Ewing an unmarried person by Warranty deed from Michael W. Krabousanos, married of record in Instrument No. 20110318-0021319 Register's Office for Davidson County, Tennessee, dated March 11, 2011 and recorded on March 18, 2011.

This is **improved** property known as: **514 Hamilton Ave., Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 551892 **DEEDQC**
01/11/2021 12:19:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210111-0004673

Witness my hand this the 7th day of January, 2021.

Anthony Ewing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY EWING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of January, ~~2020~~ 2021 MF.

Notary Public

My Commission Expires: 3/7/23

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212