(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson
Batch# 573427
02/12/2021 08:47:18 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20210212-0020108

YAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
AMSON COUNTY
Ission Expires 07-20-2024

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10th DAY OF FEBRUARY, 2021.

NOTARY PUBLIC
COMMISSION EXPIRES: _____

ADDRESS OF NEW OWNER:
Nashville Motorcycle Repair, LLC
30 Cleveland Ave.
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
106-05-0-101.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Andrew W. Duthie,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of his right, title and interest to the hereinafter described property to **Nashville Motorcycle Repair, LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTEES"), its successors and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

Land situated in the City of Nashville, Davidson County, Tennessee, and being Lot 30 and part of Lot 31 on the plan of subdivision of A. M. Brown's Land, of record in Plat Book 57, page 126, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (new) on the westerly margin of Cleveland Avenue (R/W 50' Plat Book 57, page 126, R.O.D.C., TN) said rod lying approximately 630 feet south of the radius return intersection of Murfreesboro Pike and Cleveland Avenue as measured along the westerly margin of Cleveland Avenue;

Thence, continuing with Cleveland Avenue South 05°52'46" West 60.00 feet to an iron rod (new);

Thence, along or near the northerly property line of Robert and Linda Wells of record in Instrument No. 20030502-0058696, R.O.D.C., TN, North 84°58'48" West 132.50 feet to an iron rod (new) on the easterly margin of Alley #2082 of record in Plat Book 57, page 126, R.O.D.C., TN;

Thence, with the margin off said alley North 05°52'46" East 60.00 feet to an iron rod (new);

Thence, along or near the southerly line of David B. Kenaum Et UX of record in Deed Book 6673, page 243, R.O.D.C., TN South 84°58'48" East 132.50 feet to an iron rod (new) which is the point of beginning, and containing 7,949 square feet or 0.18 acres more or less.

According to a survey prepared on December 2, 2015, by James Allen Crawford, Crawford & Cummings PC, 1929 21st Avenue S., Nashville, Tennessee 37212, Tennessee RLS No. 1455.

Being the same property conveyed to Andrew W. Duthie by Warranty Deed from Robert Wells and wife, Linda Wells, dated December 17, 2015, of record in Instrument No. 20151221-0127968, Register's Office for Davidson County, Tennessee.

I, Peggy Duthie, wife of Andrew W. Duthie, do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of any marital status, or otherwise.

This property is commonly known as: 30 Cleveland Ave., Nashville, TN 37210

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

IN WITNESS WHEREOF, this document was executed this 10th day of February, 2021.

Andrew W. Duthie

Peggy Duthie

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew W. Duthie and Peggy Duthie, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon this oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of February, 2021.

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024