THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** Karen Johnson Davidson County Batch# 574114 DEEDQC 02/12/2021 03:27:55 PM 2 pgs Fees: $12.00 Taxes: $0.00 20210212-0020560	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. STATE OF TENNESSEE COUNTY OF DAVIDSON Sub The actual consideration or true value, day of F whichever is greater for this transfer is $ 0 , Affiant Subscribed and sworn before me this the My 12 Day of Feb, 2021. A. Hayes, Deputy Register

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William and Leslie Minkoff 2906 Polo Club Road Nashville, TN 37221	New Owner	Map/Parcel#: 14200023900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dillard Properties, LLC, a Tennessee limited liability company** (hereinafter the "Grantor") does hereby quitclaim, transfer and convey to **William Minkoff and wife, Leslie Minkoff**, their heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the Second Civil District of Davidson County, Tennessee, identified as Lot No. 3-C on the resubdivision of Lot No. 3, Bellevue Center, Section 3, as recorded in Map Book 5190, Page 368, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said real property, and being more described as follows:

Beginning at a point in the westerly margin of Belle Forest Circle, which point is approximately 537.20 feet north of the intersection of Belle Forest Circle and the northerly right of way of US Highway 70 South, said Lot No. 3-C fronting 155.00 feet on the northerly side of Belle Forest Circle and extending back 96.00 feet along its southerly line and 187.31 feet along its northerly line (which line is the common property line between Lot Nos. 3-B and 3-C), and having a broken western line, the two dimensions begin 158.00 feet and 27.10 feet.

Being the same property conveyed to Dillard Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Solid Ground, LLC, a Tennessee limited liability company, of record in Instrument No. 20090209-0011088, Register's Office for Davidson County, Tennessee, dated February 9, 2009 and recorded on February 9, 2009.

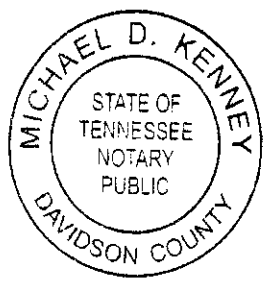
This is improved property known as: 121 Belle Forest Circle, Nashville, Tennessee 37221.

Grantor covenants it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. This conveyance was made based on information provided by the parties and without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of February, 2021.

Dillard Properties, LLC

Leslie Minkoff, Member



My Commission Expires Jan. 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie Minkoff, with whom I am personally acquainted, and who acknowledged that she is the Member of Dillard Properties, LLC, and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 12th day of February, 2021.

Notary Public

My Commission Expires: 01/05/2022