Karen Johnson Davidson County
Batch# 605743 DEEDQC
04/01/2021 02:23:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210401-0043409

This instrument prepared by:
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Tune, Entrekin & White, P.C.
315 Deaderick, Suite 1700
Nashville, TN 37238
(615) 244-2770

QUITCLAIM DEED

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Division Street, LLC 1519 Amesbury Lane Franklin, TN 37067	Division Street, LLC 1519 Amesbury Lane Franklin, TN 37069	Map 92-16 Parcel 250

STATE OF TENNESSEE)
COUNTY ~~OF DAVIDSON~~ Williamson

The actual consideration, or value, whichever is greater for this transfer is zero (0).

AFFIANT

Subscribed and sworn to before me this 12 day of February, 2021.

Notary Public

My commission expires: 9/25/2022

Kathy A. Ignatz
State of Tennessee Notary Public
Williamson County
My Commission Expires 9/25/2022

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) in cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michael Lohmann and wife, Tsianina Lohmann, ("Grantors"), for the purpose of making a capital contribution, have bargained and sold, and by these presents does transfer and convey unto Division Street, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 217 and 218, on the Plan of O.B. Hayes Second Plan of Small Lots, as shown on plat of record in Plat Book 1, page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said land is further described pursuant to the survey dated December 16, 2013, prepared by Michael R. Williams, RLS TN. No. 1906, HFR Design, 7101 Executive Center Drive, Suite 300, Brentwood, Tennessee 37024, Project No. 2013245-52, as follows:

A parcel of land in the 21st Councilmanic District of Davidson County, Tennessee lying south of Division Street, north of Alley No. 447, being Lots 217 and 218 of Plat of record: O.B. Hayes 1st Addition in Plat Book 1, page 81 at the Register's Office for Davidson County, Tennessee and being known as 1921 Division Street and being more particularly described as follows:

BEGINNING at an iron pin found at the southeastern most corner of the property surveyed and being the southwest corner of the property of June and Thomas Pearson and Linda Lee Crookes as Trustees of record in Instrument No. 20070329-0037834 and running with Alley No. 447 (right-of-way 15') S 55 degrees 56' 19" W, 100.00' to an iron pin new;

Thence, leaving Alley No. 447 and running with the property, owned by O.I.C. The Adelicia Condominium of record in Instrument No. 200712120143307, N 35 degrees 00' 00" W, 150.00' to a pk nail old and being in the southerly right-of-way of Division Street;

Thence, with the southerly right-of-way of Division Street N 55 degrees 56' 19" E, 100.00' to an iron pin new, being the northwest corner of said Pearson property;

Thence, leaving the southerly right-of-way of Division Street S 35 degrees 00' 00" E, 150.00' to the POINT OF BEGINNING, and containing 14,998 square feet or 0.344 acres, more or less.

BEING the same property conveyed to MACK PROPS, LLC, by Special Warranty Deed of ESS 1921 Division, LLC of record in Instrument No. 20150731-0075990, Register's Office for Davidson County, Tennessee.

The Property is improved property known as 1921 Division Street, Nashville, Davidson County, Tennessee 37203.

This conveyance is subject to:

1. General or special taxes and assessments for the year 2020 and subsequent years, a lien not yet due and payable.

2. The portion of the land embraced within the bounds of any public road or thoroughfare.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the property that would be disclosed by an accurate and complete land survey of the property and not shown by the public records.

4. Supplemental or other assessments resulting from improvements completed after the closing date of the conveyance by Grantee.

5. No representation is made as to the acreage of the property.

6. This conveyance is subject to the Commercial Deed of Trust mortgage lien of Franklin Synergy Bank of record in Instrument No. 20190423-0037251, Register's Office of Davidson County, Tennessee

Witness my hand this 12 day of February, 2021.

GRANTORS:

MICHAEL LOHMANN

TSIANINA LOHMANN

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named MICHAEL LOHMANN, 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, at office, this 12 day of February, 2021.

Kathy A Ignatz
Notary Public

My commission expires: 9/25/2022

Kathy A. Ignatz
State of Tennessee Notary Public
Williamson County
My Commission Expires 9/25/2022

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

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

WITNESS my hand, at office, this 12 day of February, 2021.

Kathy A Ignatz
Notary Public

My commission expires: 9/25/2022.

