Karen Johnson Davidson County
Batch# 607123 DEEDQC
04/05/2021 04:07:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210405-0044478

NEW OWNER:

Kristin Porter
1831 12th Avenue South #187
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE WORK PERFORMED

Map/Parcel 042-12-0-065.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **501 MADISON PROJECT, LLC**, a Tennessee limited liability company, does hereby quitclaim and convey unto **KRISTIN PORTER**, a single woman, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Blair Heights, Section Five, of record in Book 2330, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Said Lot No. 1 is described as follows: Beginning at a point in the Westerly margin of Donna Drive at the corner of Lots 1 and 2; thence with the line between said lots Westerly 225.9 feet to a point; thence Northerly 227.48 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same Easterly 202.31 feet to the beginning of a curve; thence around said Curve, in a Southeasterly direction, 48.7 feet to the westerly margin of Donna Drive; thence with the margin of the same Southerly 210 feet to the point of beginning.
>
> Included in the above description but expressly Excluded therefrom is the property conveyed to the Metropolitan Government of Nashville and Davidson County for an easement for highway purposes of record in Book 4855, Page 484, Register's Office for Davidson County, Tennessee, described as follows:
>
> Being a part of Lot 1 on the map of Blair Heights, Section V, of record in Book 2330, Page 55, Register's Office for Davidson County, Tennessee, and being more particularly described as follow:

Beginning at the point of the intersection of the East boundary of the David K. Wachtel property and the South margin of Old Hickory Boulevard, thence along the said South boundary North 87 degrees 59 minutes East 202.0 feet to a point, thence along a curve right having a radius of 30 feet for 49.0 feet to a point in the West margin of Donna Drive, thence along the said West margin South 1 degree 34 minutes West 8.3 feet to a point, thence Northwardly and Westwardly along a curve left having a radius of 25 feet for 39.9 feet to a point, thence Westwardly along a curve left having a radius of 11.413 feet 207.7 feet to a point in the said East boundary, thence along the said East boundary North 0 degrees 21 minutes West 7.8 feet to the point of the beginning and containing 2406 square feet.

Being the same property conveyed to 501 MADISON PROJECT, LLC, a Tennessee limited liability company by Quitclaim Deed from Kristin Porter, dated December 2, 2019, of record at Instrument No. 20191202-0123783, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 2330, Page 55, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY known as 501 W. Old Hickory Boulevard, Madison, TN 37115.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

SIGNATURE PAGE TO FOLLOW

WITNESS MY SIGNATURE hereto this 5th day of April, 2021.

501 MADISON PROJECT, LLC

KRISTIN PORTER, President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KRISTIN PORTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is President of **501 MADISON PROJECT, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing her name as such authorized officer.

WITNESS my hand and official seal at office, this 5th day of April, 2021.

Notary Public

DENISE CARVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2-19-2023

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The actual consideration or value, whichever is greater, for this transfer is **$ - 0 -** .

AFFIANT

Sworn to and subscribed to before me this the 5th day of April, 2021.

Notary Public

DENISE CARVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2-19-2023