Prepared by:
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Karen Johnson Davidson County
Batch# 611213 DEEDQC
04/09/2021 09:52:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210409-0047342

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Randal Higgs, a/k/a Randall Higgs a/k/a Randy Higgs**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives; and **Plot 41, LLC**, a Tennessee limited liability company, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY all of his right, title and interest in and to the following described property:

> SITUATE in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:
>
> BOUNDED on the Northeast by Right-of-Way of 3rd Avenue North (ROW Varies), on the Southeast by B.H.L., LLC, as recorded in Deed Instrument No. 20021105-0135528 in the Davidson County, Tennessee Register of Deeds office, on the Southwest by ROW of Printers Alley (ROW Varies), on the Northwest by 211 Buildings, Inc., as recorded in Deed Book 7063, Page 961 in the Davidson County, Tennessee Register of Deeds office. Tract being described as follows: Point of commencement being the centerline intersection of 3rd Avenue North and Church Street, thence leaving said centerline intersection North 38 degrees 35 minutes 29 seconds West 154.30 feet to a set point being the true point of beginning also being the Southeast corner of the tract being described, said point lying on the Southwesterly ROW margin of 3rd Avenue North; thence leaving said ROW margin South 60 degrees 18 minutes 25 Seconds West 175.46 feet t o a set point on the Northeasterly ROW Margin of Printers Alley, thence with said ROW North 29 degrees 41 minutes 35 seconds West 30.17 feet to a set point; thence leaving said ROW of Printers Alley North 60 degrees 18 minutes 25 seconds East 175.46 feet to a set point on the Southwesterly ROW margin of 3rd Avenue North; thence with said ROW margin South 29 degrees 41 minutes 35 seconds East 30.17 feet to the true point of beginning, containing 5,293 square feet or 0.12 acres. This description resulted from a survey dated April 8. 2003 by Robert M. Searson (Tennessee Registered Land Surveyor No. 1666) of Littlejohn Engineering Associates, Inc.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20071226-0147334, in the Register's

Office of Davidson County, Tennessee. See also, quitclaim of record in Instrument No. 20090803-0072135, Register's Office for Davidson County, Tennessee.

The property is also known 209 3rd Avenue N., Nashville, Tennessee 37201.

Tax/Map ID: 093-02-3-166.00

Description same as prior deed.

This deed has been prepared solely upon information furnished by the FIRST PARTY. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

IN WITNESS WHEREOF, this conveyance has been executed on the 8th day of April, 2021.

Randal Higgs

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Randal Higgs, a/k/a Randall Higgs a/k/a Randy Higgs, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2021.

My commission expires:

_____

Notary Public

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 04-17-2022

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2021.

My commission expires:

_____

Notary Public

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 04-17-2022

NEW PROPERTY OWNERS:

Plot 41, LLC

209 3rd Avenue N., #201

Nashville, Tennessee 37201

PERSON(S) RESPONSIBLE FOR TAXES:

Plot 41, LLC

209 3rd Avenue N., #201

Nashville, Tennessee 37201

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