Karen Johnson Davidson County
Batch# 612832 DEEDQC
04/12/2021 01:08:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210412-0048280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 6th day of April, 2021.

Notary Public

My Commission expires: 1·3·23

This Instrument Prepared By:
John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Danny J. Christian **239 Cliffdale Road** **Nashville, TN 37214**	**Danny J. Christian** **239 Cliffdale Road** **Nashville, TN 37214**	**Map 85-13** **Parcel 047**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Rad Physics, LLC, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim their right, title and interest to Danny J. Christian, his heirs, successors and assigns, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Being the Southerly part of Lot No. 32 and the Northerly part of Lot No. 33 on the Revised Plan of Cliffdale Subdivision, of record in Book 974, page 49, Register's Office for said for said County, described together according to a survey made by Ralph W. C. Lambert, Surveyor, December 13, 1952, as follows:

BEGINNING on the easterly margin of Cliffdale Road, as widened, at an iron pin located at the northwest corner of the property conveyed to John C. Webb and wife, by deed from B.N. Oakley and wife, of record in Book 2106, page 47, Register's Office for said County; thence with the easterly margin of said road, northwardly 77 feet to an iron pin located 14 feet north of the dividing line between Lots 32 and 33; thence eastwardly 148 feet to an iron pin on the easterly line of said subdivision; being 81 feet south of the corner of Lots 31 and 32; thence with the easterly line of said subdivision, being 81 feet south of the corner of Lots 31 and 32; thence with the easterly line of said subdivision, southwardly 82 feet to an iron pin; thence westwardly 122 feet to the beginning.

Being the same property conveyed to Rad Physics, LLC by deed from Sarah Elizabeth Martin, unmarried, of record in Book 10144, page 379 said Register's Office.

This is improved property, known as 239 Cliffdale Road, Nashville, TN 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8 day of April, 2021.

Rad Physics, LLC

By: _____
Danny J. Christian, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danny J. Christian, with whom I am personally acquainted, and who acknowledged that he is the sole member and duly authorized member of Rad Physics, LLC, the bargainor, and executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 8th day of April, 2021.

Leslie Walsh
Notary Public

My Commission expires: 1.3.23

Leslie Walsh
State of Tennessee Notary Public
Davidson County

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.