Quitclaim Deed

Karen Johnson Davidson County
Batch# 617113 DEEDQC
04/16/2021 01:55:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210416-0051314

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1.00.
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2021

Affiant

Notary Public Elizabeth Amick

My Commission Expires: 3/6/2024

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY Van, LLC 301 Northcreek Blvd. #208, Goodlettsville, TN 37072

ADDRESS NEW OWNER: Insight Realty, LLC	SEND TAX BILLS TO: Insight Realty, LLC	MAP-PARCEL NUMBER 07210036900
301 Northcreek Blvd #208	301 Northcreek Blvd #208	
Goodlettsville TN 37072	Goodlettsville TN 37072	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **G. Co. Investments, LLC, at Tennessee Limited Liability Company,** hereinafter referred to as Grantor, do covenant with the said GRANTEES that we are lawfully possessed of said land has bargained and sold, and by these presents does hereby remise, release and convey unto **Insight Realty, LLC**, a Tennessee Limited Liability Company, hereinafter referred to as Grantee, its heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Beginning at a point on the northerly margin of Monetta Street, said point being 150 foot westerly from the westerly margin of Scott Avenue; thence Northernly 98.65 feet to a point 150 foot Westerly from Scott Avenue; thence Westerly 50 feet, more or less, to the north west corner of the property convey to Ruby Chaffin by deed from Guaranty Title Trust Company of record in book 772, page 773, registers office for Davidson County; thence southernly with the western Lee line of this property 96.8 feet to the Northernly margin of Monetta Street; thence easternly with the same 50 feet to the beginning.

Being part of the property conveyed to G. Co. Investments, LLC by Clerk and Master of the Chancery Court of Davidson County by Report of Sale of Record Instrument Number 20180702-0064136 Register's Office for Davidson County, TN.

This is property known as 1315 Monetta Ave, Nashville TN 37216

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the day of closing and assumed by the Grantee herein.

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES

Witness our hands on 16 day of April, 2021.

Managing Member of G. Co Investments, LLC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brian Gainous, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of G. Co. Investments, LLC the within named bargainor, and he as such Managing Member being authorized to do so, executed the foregoing instrument (Quitclaim Deed) for the purposes therein contained by signing the name of G. Co. Investments, LLC by himself as Managing Member

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April 2021.

Notary Public
Commission Expires: 3/6/2024

