THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 643554 DEEDQC
05/25/2021 11:08:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210525-0070622

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 24 day of May, 2021.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires March 13, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
916B 32nd Ave N – Nashville, LLC 11018 Sebrite Dr Austin, TX 78726	New Owner	092-05-0-217

THE PURPOSE OF THIS DEED IS TO SEPARATE THE PROPERTY INTO TWO SEPARATE PARCELS

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **916B 32nd Ave N — Nashville, LLC, a Texas Limited Liability Company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to , **916B 32nd Ave N — Nashville LLC, a Texas Limited Liability Company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:

LOT 17, Plat Book 421, Pages 4 & 5, The south half of Map 92-05, Parcel 217:

Land lying in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, and being the southerly half of Map 92-05, Parcel 217, the property of 916B 32nd Ave. N. Nashville, LLC of record in Instrument No. 20180726-0072816 and being more particularly described as follows:
Beginning at an iron pin new in the east right-of-way of 32nd Ave. N. and being the northwest corner of the Terry Reese property of record in Book 10081, pg. 555 and Lot 16 on said plat and being the southwest corner of the subject Lot:
Thence, with said right-of-way, N 10 deg. 29' 22" W, 24.85' to a point and the common lot line between lots 17 & 18; Thence N 79 deg. 39' 22" E, 150.00' to a point in the west right-of-way of Alley No. 1180 (20' ROW) and common corner of lots 17 & 18; Thence, with said Alley, S 10 29' 22" E, 24.85' to an iron pin new and corner with lot 16 said Reese property; Thence, with Reese's north line, S 79 deg. 39' 22" W, 150.00 to the Point of Beginning and containing 3,727.50 square feet, or 0.09 acres, more or less.

Being part of the same property conveyed to 916B 32nd Ave N – Nashville LLC by Quitclaim deed from Kevin Thomas of record in Instrument No. 20180726-0072816, Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 26, 2018.

Tract 2:

LOT 18, Plat Book 421, Pages 4 & 5, The north half of Map 92-05, Parcel 217:

Land lying in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, and being the northerly half of Map 92-05, Parcel 217, the property of 916B 32nd Ave. N. Nashville, LLC of record in Instrument No. 20180726-0072816 and being more particularly described as follows:
Beginning at an iron pin old in the east right-of-way of 32nd Ave. N. and being the southwest corner of the James Brown property of record in Book 4280, pg. 883 and Lot 19 on said plat and being the northwest corner of the subject Lot:
Thence, with the south line of Lot 19, N 79 deg. 29' 22" E, 150.00' to an iron pin old in the west right-of-way of Alley No. 1180 (20' ROW) and common corner of lots 18 & 19; Thence, with the Alley, S 10 deg. 29' 22" E, 24.85' to a point and common line with lots 17 & 18; Thence S 79 deg. 39' 22" W, 150.00' to a point in the east right-of-way of 32nd Ave. N.; Thence, with said right-of-way, N 10 deg. 29' 22" W, 24.85' to the Point of Beginning and containing 3,727.50 square feet, or 0.09 acres, more or less.

Being part of the same property conveyed to 916B 32nd Ave N – Nashville LLC by Quitclaim deed from Kevin Thomas of record in Instrument No. 20180726-0072816, Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 26, 2018.

Being also known as 916B 32nd Avenue North Nashville, TN 37209.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of May, 2021.

916B 32nd Ave N – Nashville, LLC
By:Kevin Thomas, Member

STATE OF Texas)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kevin Thomas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Member of 916B 32nd Ave N – Nashville, LLC, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of May, 2021.

Notary Public

My Commission Expires: 3-15-25

A LOPEZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 03/15/25
NOTARY ID 12618748-2