Karen Johnson Davidson County
Batch# 649352 DEEDQC
06/04/2021 09:05:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210604-0075021

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Luma Systems, LLC 3427 Hopkins Street Nashville, TN 37215	New owner	071-12-0-098.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, by these presents do hereby quitclaim and convey unto, **Luma Systems, LLC, a Tennessee Limited Liability Company,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being a portion of the tract of land known as the Betty Chapman property (DB 9793, PG 638) in the Fifth Councilmanic District of Davidson County, Tennessee bounded in general on the North by Cherokee Ave., East by Jackson, South by Harper and RWL and West by the remainder of Chapman and being further described as follows:

Beginning at a point in the South Right-of-Way of Cherokee Avenue, being South 79 degrees 31 minutes East - 1620 feet from the East Right-of-Way of Jones Avenue. Said Point being the common corner with said Betty Chapman and being the Northwest corner of the herein described property. Thence, with the South Right-of-Way of Cherokee Avenue, South 79 degrees 31 minutes 26 seconds East - 62.50 feet to a point, at the Northwest corner of Henry T. and Weader Hall Jackson (DB 2861, PG 333); Thence, with the West line of Jackson, South 09 degrees 54 minutes 30 seconds West - 324.28 feet to a point, in the North line of Herschell K. and Elizabeth Harper (DB 6101, PG 857); Thence, with the North line of Harper and RWL Properties, LLC (Instr. #20040819-0100333), North 75 degrees 02 minutes 56 seconds West - 62.50 feet to a point, the Southeast corner of the aforementioned Chapman; Thence, on a new severance line of Chapman, North 09 degrees 51 minutes 56 seconds East - 319.40 feet to the point of beginning and containing 0.461 acres more or less. Described by survey dated 09-04-14, prepared by Jerry Swords, Jr., Tennessee RLS No. 1806.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty deed from Betty Chapman, unmarried of record in Instrument No. 20140910-0083072 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 10, 2014.

Being also known as 838 Cherokee Avenue Nashville, Tennessee 37207.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27th day of May, 2021.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of May, 2021.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

Brett M. Diaz, Member

Zachary K. Thomas, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brett M. Diaz and Zachary K. Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Members of Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024