QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 655609 DEEDQC
06/11/2021 03:41:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210611-0079345

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

June Rowell
Affiant

Subscribed and sworn to before me this 11th day of June, 2021.

NOTARY PUBLIC

My commission expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34689

R & R to:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SHM Holdings, LLC 3212 West End Avenue, Suite 403 Nashville, TN 37203	NEW OWNER	092-16-0-080.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Jack L. Gaw, a single person, ("Grantor"),** by these presents, quitclaims, grants and conveys unto **SHM Holdings, LLC, a Tennessee limited liability company, ("Grantee"),** its successors and or representatives, all his right, title, and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being a tract or parcel of land located in Nashville, Davidson County, Tennessee, being part of Lot No. 154 on the Plan of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being more fully described according to an ALTA Survey by Ronald G. Taylor, Tennessee Registered Land Surveyor No. 2123, dated May 14, 2021, as follows:

Beginning at a "Mag Nail Set" located at the corner of the Right-Of-Way of 20th. Avenue North and the Right of Way of Hayes Street;

Thence, with the northeasterly margin of the Right-Of -Way of 20th. Avenue North, North 30 Degrees 22 Minutes 45 Seconds West, 180.15 feet, to a "Rebar/Pipe Found";

Thence leaving the northeasterly margin of the Right-Of -Way of 20th. Avenue North, North 59 Degrees 57 Minutes 43 Seconds East, 49.47 feet, to a "Rebar/Pipe Found";

Thence, South 30 Degrees 23 Minutes 19 Seconds East, 180.15 feet, to a "Rebar/Pipe Found", located at the Right-Of-Way of Hayes Street;

Thence, with the northwesterly Right-Of-Way of Hayes Street, South 59 Degrees 57 Minutes 43 Seconds West, 50.00 feet to the point of beginning.

Being the same property conveyed to Jack L. Gaw, single, by Quitclaim Deed from Patricia S. Shields, a single woman, of record on January 30, 1995 in Book 9581, page 667, Register's Office for Davidson County, Tennessee.

Subject property has been used for commercial purposes, and is not now, nor has it ever been used as the principal residence of the Grantor herein.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 1926 Hayes Street, Nashville, TN 37203

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.

[SIGNATURES COMMENCE ON PAGE 2]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 11th day of June, 2021.

Jack L. Gaw

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Jack L. Gaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 11th day of June, 2021.

Notary Public

My commission expires: 5/2/2022

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY