*** THE PURPOSE OF THIS INSTRUMENT IS THE CONSOLIDATION OF TWO (2) CONTIGOUS PARCELS INTO (1) PARCEL.**

Karen Johnson Davidson County
Batch# 676952 DEEDQC
07/14/2021 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210714-0094947

This instrument prepared by:

Adam G. LaFevor
SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, TN 37210

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 13 day of July, 2021.

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/9/23

QUITCLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Oak Property, LLC 384 Green Harbor Rd. Old Hickory, TN 37138	New Owner	091 12 0 210.00 **&** 091 12 0 209.00

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Oak Property, LLC, an Alabama limited liability company ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto Oak Property, LLC, an Alabama limited liability company, ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

TRACT 1: 091 12 0 210.00 4017 Indiana Avenue, Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Enoch Harwell Subdivision of Part of Lot No. 12 Clifton, as of record in Book 161, Page 39, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 9 fronts 40 feet on the southerly side of Indian Avenue, formerly Weller Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Oak Property, LLC, and Alabama limited liability company, by Warranty Deed from Marie Frances McQuiddy, Trustee of the Marie McQuiddy Living Trust, U/A dated March 14, 2018, of record as Instrument No. 20210126-0011077, Register's Office for Davidson County, Tennessee. This is unimproved property commonly known as 4017 and 4021 Indiana Avenue, Nashville, Tennessee 37209.

TRACT 2 091 12 0 209.00 4021 Indiana Avenue, Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Enoch Harwell Subdivision of part of Lot No. 12, Clifton Plan, of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee.

Said Not No. 10 fronts 56 feet on the southerly side of Indiana Avenue, formerly Weller Street, and extends back southwardly between parallel lines with the east margin of 41st Avenue North, 150 feet to an alley locket wide.

Being the same property conveyed to Oak Property, LLC by Warranty Deed from Alan D. Oakley of record as Instrument No. 20210105-0001536, Register's Office for Davidson County, Tennessee.

The purpose of this Quit Claim Deed of Consolidation is to consolidate two (2) contiguous parcels in to one (1) parcel.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

This property is commonly known as 4021 Indiana Avenue, Nashville, Tennessee 37209 and 4017 Indiana Avenue, Nashville, Tennessee 37209.

[SIGNATURES ON FOLLOWING PAGE]

GRANTOR:

OAK PROPERTY, LLC, an Alabama limited liability company

Adam G. LaFevor, Authorized Agent

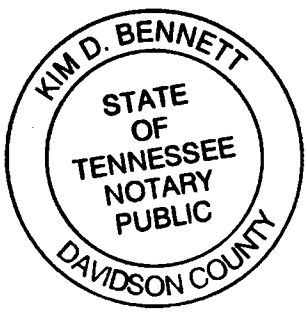
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Agent of Oak Property, LLC, and Alabama limited liability company, and that he, as Authorized Agent, and being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 13 day of July, 2021.

Notary Public

My Commission Expires: 5 / 9 / 23



Certificate of Authenticity

I, Adam G. LaFevor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 13, 2021.

Affiant Signature

7/13/2021

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13th day of July, 2021.

Notary's Signature

My Commission Expires: 5/9/23

Notary's Seal

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY