PROPERTY TAX INFORMATION:

Music City Properties Partnership
130 Hazelwood Dr. Ste B
Smyrna, TN 37167

THIS INSTRUMENT PREPARED BY:
JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer.

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 686682 DEEDQC
07/29/2021 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210729-0102451

Map/Parcel: 083-05-0-098.00
083-13-0-526.00
083-13-0-523.00
093-04-0-032.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **George Hanna, married man,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **Music City Properties Partnership,** its successors and assigns, forever, all of his interest in and to that certain tract or parcel of real estate lying in the Davidson County, Tennessee and being described as follows:

1029 West Eastland Avenue (Map/Parcel: 083-05-0-098.00)
Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Block "E" Eastwood, a plan of which is of record in Book 332, page 63, register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George Hanna by Warranty Deed from Mary Yolani Delcid, dated January 9, 2019 and recorded on January 10, 2019 at 11:20 A.M. as Instrument No. 20190110-0002721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as shown on the plat of record in Plat Book 332, page 63, register's Office for Davidson County, TN, including and and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 1029 West Eastland Avenue, Nashville, TN 37206.

310 S 10th Street (Map/Parcel: 083-13-0-523.00)
Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Shelby Hills, Section III, as of record in Book 3500, page 116, Register's Office for said County.

Said lot fronts 58.93 feet on the easterly side of South 10th Street and runs back 199.96 feet on the northerly line and 198.22 feet on the southerly line to an alley in the rear on which it measures 58.93 feet.

Being the same property conveyed to George Hanna by Warranty Deed from Bobby Joe Yates, dated April 1, 2019 and recorded on April 4, 2019 at 10:43 A.M. as Instrument No. 20190404-0030757, Register's Office for Davidson County, Tennessee.

This is improved property known as 315 S. 10th Street, Nashville, Tennessee 37206.

403 S 10th Street (Map/Parcel: 083-13-0-526.00)
Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Shelby Hills, Section III, as of record in Book 3500, page 116, Registers Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 58.93 feet on the easterly side of South Tenth Street and extends back 194.73 feet on the northerly line and 192.98 feet on the southerly line to an alley in the rear on which it measures 58.93 feet.

Being the same property conveyed to George Hanna, a married man, by Warranty Deed from Bobby Lee Cason; Terri Lynn Cason; Deana Simpkins; Scottie Simpkins; Steven Wayne Levinson; Bobby Lee Cason in his capacity as the Executor for the Estate of Mary Catherine Cason; and Deana Simpkins in her capacity as Administratix for the Estate of Barbara Ann Levinson, dated August 3, 2018 and recorded on August 7, 2018 at 11:33 A.M. as Instrument No. 20180807-0077590, Register's Office for Davidson County, Tennessee.

This property is subject to any and al existing easements and restrictions as shown of record including the following:
-Subject to all matters as shown on the Plan of record in Plat Book 3500, page 116, Register's Office Davidson County, Tennessee.

716 Shelby Avenue (Map/Parcel: 093-04-0-032.00)
Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Williams Addition to Edgefield, now East Nashville, as of record in Plat Book 21, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 213 fronts 50 feet on the Southerly side of Shelby Avenue, and runs back between parallel lines 175 feet more or less, to an alley and is between 7th and 8th streets.

Being the same property conveyed to George Hanna, married man by Warranty Deed from Prime Nashville, LLC, a Tennessee limited liability company, dated October 10, 2018 and recorded on October 11, 2018 at 12:09 P.M. as Instrument No. 20181011-0100908, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 716 Shelby Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Franklin County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 7.21.21 day of July, 2021.

George Hanna

STATE OF TENNESSEE)
ss.
COFFEE COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid George Hanna with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the foregoing instrument (QuitClaim Deed) and further acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at Office, this 21 day of July, 2021.

NOTARY PUBLIC

MACY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

My Commission Expires: 3-20-2022

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, on this 21 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 3-20-2022

MACY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on July 21, 2021. (Date of Document)

Affiant Signature

Date: 7-21-21

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 21 day of July, 2021

Notary Public

My Commission Expires: 3-22-2022

