RECORD AND RETURN TO:
Leslie A. Garside, Esq.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 691913 DEEDQC
08/06/2021 11:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210806-0106213

QUITCLAIM DEED

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 20 DAY OF July, 2021.

NOTARY PUBLIC

My commission expires: 1/22/24

THIS INSTRUMENT PREPARED BY:
Leslie A. Garside, Esq. 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Management Resources Nashville, LLC 110 B Fern Ave. Nashville, TN 37207	**Property Management Resources Nashville, LLC 8465 Old Charlotte Pk Pegram, TN 37143**	071-14-0-073.00 & 07114041000

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), **CARBY, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **PROPERTY MANAGEMENT RESOURCES NASHVILLE, LLC, a Tennessee limited liability company,** its successors and assigns, all my right, title and interest in that certain parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

This deed was prepared based on information from the parties and the current deed of record at time of preparation. No title search was performed, and preparer makes no warranty as to status of title at time of preparation.

The subject property being conveyed herein was never a personal residence of the Grantor.

WITNESS MY HAND, this 20th DAY OF July, 2021.

CARBY, LLC

By: MATTHEW STRADER
Its: member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 **day of July, 2021**, before me, appeared **Matthew Strader**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the member of **Carby, LLC, a Tennessee limited liability company,** and that said instrument was signed in behalf of said limited liability company and said member acknowledged said instrument to be the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My commission expires: 11/22/24



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT A

PARCEL I
Commonly known as: 106 Fern Avenue, Nashville, Davidson County, Tennessee

LAND in Davidson County, TN, being Lots Nos. 28, 29, 30 and 31, J.B. HAYNIE'S GROVE PLAN, as shown plat of record in Plat Book 57, page 64, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to CARBY, LLC, a Tennessee limited liability company, by Quitclaim Deed to Combine Lots of record at Instrument No. 20171201-0122767, Register's Office for Davidson County, Tennessee.

PARCEL II:
Commonly known as 0 Birch Avenue, Nashville, Davidson County, Tennessee

LAND in Davidson County, TN, being the remainder of Lot No. 6 on the Plan of W. G. Bush Tract, as of record in Plat Book 421, page 24, Register's Office for Davidson County, TN, according to a survey by Rocky Montoya, Surveyor, TN RLS 697, known as Job 15-08-35, and described as follows:

BEGINNING at an iron rod (old) in the West margin of Fem Avenue, said point being the Southeast comer of Lot No. 7, the Northeast comer of Lot No. 6; thence with the South margin of Fem Avenue South 09 deg. 00 min. 17 sec. East 50.22 feet to an iron rod (old), said point being in the Northwest comer of an alley; thence with the North line of said alley South 69 deg. 33 min. 02 sec. West 57.50 feet to an iron rod (new); thence with the West line of the alley and the West line of Lot 42 on the Plan of J.B. Haynie's Grove Plan of record in Plat Book 57, Page 64, RODC, TN South 11 deg. 44 min. 47 sec. West 103.77 feet to an iron rod (new), this is the point of beginning for this described parcel; thence along the West line of Lot No. 42, the West margin of Birch Avenue, and part of Lot No. 28 on the Plan of J.B. Haynie's Grove Plan as stated above, South 11 deg. 44 min. 47 sec. West 151.42 feet to an iron rod (new), said point being the Northeast comer of Mid-South Produce Distributors, LLC as of record in Instrument No. 20020710-0082991, RODC, TN; thence with said owner and the South line of this tract South 88 deg. 14 min. 4 7 sec. West 105.99 feet to a point, said point being the Southeast comer of Lot No.' 5 on the Plan of the W. G. Bush Tract of record in Plat Book 421, Page 24, RODC, TN; thence with the East line of Lots 5, 4 and 3 of said subdivision, the West line of this tract North 03 deg. 21 min. 17 sec. East 159.23 feet to an iron rod (new), said point being the Northeast point of Lot No. 3 of said subdivision, the South side of an alley, the Northwest comer of this tract; thence with said alley, the South line of Lot No. 6 on the Plan of W. G. Bush Subdivision, the North line of this tract, South 86 deg. 38 min. 43 sec. East 127.66 feet to the point of beginning, containing 17,965.98 square feet (0.41 acres), more or less.

Being the same property conveyed to Douglas Dickerson Design & Development, LLC, by Deed from Winward Properties, Inc., a Tennessee for-profit corporation and Matthew Strader, dated 7/29/2016, recorded 10/26/2016, and appearing of record in Instrument No. 20161026-0113038, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carby, LLC by Quitclaim Deed from Douglas Dickerson Design & Development, LLC, dated 9/26/2017, recorded 9/28/2017 and appearing of record at Instrument No. 20170928-0099510, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie Garside, 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 20, 2021**.

Date

Affiant Signature

8/5/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **August**, 20**21**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025