This Instrument Was Prepared By:

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Karen Johnson Davidson County
Batch# 693892 DEEDQC
08/10/2021 11:31:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210810-0107614

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn to before me on this 2nd day of August, 2021.

Notary Public

SUMMER MEARS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 07/24/2024

New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number:
BCM Construction, LLC & ~~Michele T. Nanna~~ Zenith Group 138 Fain LLC	BCM Construction, LLC P.O. Box 90374	093 16 0 311.00
Nashville, Tennessee TNN.	Nashville, TN 37209-9998 TNN.	

KNOW ALL MEN BY THESE PRESENTS that Michele T. Nanna, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto Zenith Group 138 Fain, LLC, its successors and assigns, her entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 of Block "B" on the plan of Hermitage Addition as of record in Book 57, page 42, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the northerly side of Fain Street, formerly Hermitage Avenue, and runs back between parallel lines, 160 feet to an alley, including but not excluding therefrom a tract of land described as follows:

Beginning at an iron pin, said pin being located 50 feet west of an iron pin at the southwest corner of the intersection of Decatur Street and an alley; thence South 6 minutes west 37 feet to an iron pin; thence north 6 east 16 feet to an iron pin; thence south 53 degrees 57 second east 50 feet to an iron pin. Said iron pin being the paint of beginning. Containing 1,335 square feet, more or less.
Being the part of the whole tract that is necessary to acquire for Highway purposes.

Being a portion of the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by Quitclaim deed from Robert A. O'Malley Revocable Trust dated November 06, 2015, Gordon W. O'Malley and George A. Street, Jr., successor Co-Trusteees of the Robert A. O'Malley Revocable Trust dated November 06, 2015 of record in Instrument No. 20170811-0082750 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 42 and 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michele T. Nanna and BCM Construction, LLC by deed of record at Instrument Number 20210428-0056524, Register's Office for Davidson County, Tennessee.

This is improved property located at 138 Fain Street, Nashville, Tennessee 37210.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2nd day of August, 2021.

Michele T. Nanna

Michele T. Nanna

SUMMER MEARS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me on this 2nd day of August 2021.

Summer Mears

Notary Public

My Commission Expires: 07/24/2024