Karen Johnson Davidson County
Batch# 700485 DEEDQC
08/18/2021 02:53:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210818-0111962

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, 525 Fourth Avenue South, Nashville, TN 37210		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Gary Chad Baker Richard Piliponis James Higgins 966 Main St. Nashville, Tennessee 37206	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 08212029500

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

AEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey the following property for the parties to hold as Tenants in Common with no right of survivorship unto

**GARY CHAD BAKER, AS TO AN UNDIVIDED 50% INTEREST,
RICHARD PILIPONIS, AS TO AN UNDIVIDED 25% INTEREST, and
JAMES HIGGINS, AS TO AN UNDIVIDED 25% INTEREST,**

HEREINAFTER called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 and 5 on the Plan of Davis Addition to Edgefield, now East Nashville of record in Plan Book 1, Page 41, Chancery Court for Davidson County, Tennessee, and being described according to a survey made by John Kohl and Company, P.C., dated July 2, 1987 and described as follows:

Beginning at a point in the southerly margin of Main Street at the northwest corner of Lot 5 Davis Addition to Edgefield of record in Plan Book 1, page 41, Chancery Court, Davidson County, Tennessee; thence with the southerly margin of Main Street North 65 degrees 05 minutes 00 seconds East 100.00 feet to a point beginning the northeast corner of Lot No. 4 Davis Addition to Edgefield, in Plan Book 1, page 41, Chancery Court for Davidson County, Tennessee; thence South 25 degrees 30 minutes 35 seconds East 160.00 feet to the northerly margin of alley Number 258; thence with the northerly margin of alley Number 258, South 65 degrees 05 minutes 00 seconds West 100.00 feet to a point; thence North 25 degrees 30 minutes 35 seconds West 160.00 feet to a point of beginning.

Being the same property conveyed to AEY, LLC, A Tennessee Limited Liability Company by Warranty Deed from Glenna B. Fenn, a married woman, of record in Instrument No. 20161102-0115725, Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 02, 2016.

This is improved property known as **966 Main Street, Nashville, TN 37206**

WITNESS OUR HANDS this the 17 day of August, 2021.

AEY, LLC

By: Gary Chad Baker, Member/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY CHAD BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of AEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17 of August, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00.

AFFIANT

Sworn to and subscribed to before me this 17 day of August, 2021.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1-3-22