Karen Johnson Davidson County
Batch# 706483 DEEDQC
08/30/2021 09:50:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116380

This Instrument Prepared by:

Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED
FOR SEPARATION OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	PARCEL ID
Grisham Home Builders, LLC	OWNER	
3601 Sycamore Lane		091-15-0-236.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, we, **Grisham Home Builders, LLC,** a Tennessee limited liability company, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** to **Grisham Home Builders, LLC**, a Tennessee limited liability company, the **Grantee** herein, its successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

Tract 1:

Land in Davidson County, Tennessee, being a non-numbered lot depicted as Part of Block 17 on the Map of Realty Savings Bank and Trust Company's West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said non-numbered Lot as part of the said Block 17 consists of the easterly 60 feet of Block 17 on the Map of Realty Savings Bank and Trust Company's West Extension of Charlotte Park Company's First Addition, fronting 60 feet along the Northerly line of Dakota Avenue (formerly Fourth Avenue) and runs back 150 between parallel lines along 50th Avenue North (formerly Ninth Street) in a northerly direction to an alley at the rear, measuring 60 feet thereon.

Tract 2:

Land in Davidson County, Tennessee, being a non-numbered lot depicted as Part of Block 17 on the Map of Realty Savings Bank and Trust Company's West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said non-numbered Lot as part of the said Block 17 consists of the westerly 50 feet of the easterly 110 feet of Block 17 on the Map of Realty Savings Bank and Trust Company's West Extension of Charlotte Park Company's First Addition, fronting 50 feet along the Northerly line of Dakota Avenue (formerly Fourth Avenue) and runs back 150 between parallel lines parallel to 50th Avenue North (formerly Ninth Street) in a northerly direction to an alley at the rear, measuring 50 feet thereon.

Being the same property conveyed to Grisham Home Builders, LLC, by deed of record as Instrument 20210108-0003772, Register's Office for Davidson County, Tennessee.

Note: A detail of the Plat is attached, depicting Tracts 1 and 2 in the circled area, attached for reference purposes and is shown as "Exbibit A".

This is real property, with current mailing addresses of 5000 & 5002 Dakota Avenue; Nashville, TN 37209].

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 26 day of August, 2021.

Grisham Home Builders LLC

By: _____
Steven Grisham, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Steven Grisham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **Grisham Home Builders LLC,** the within named bargainor, a limited liability company, and that they have executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Member.

Witness my hand and official seal this the 26 day of August, 2021.

_____ my commission expires: 1-8-24
Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 26 day of August, 2021.

_____ my commission expires; 1-8-24
NOTARY PUBLIC

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

detail from Plat Book 421, page 18

