This instrument prepared by:
Harlan Dodson
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 708281 DEEDQC
09/01/2021 11:38:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210901-0117848

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Urban Property Partners c/o Joseph Kovalick, II 1403 Elmwood Avenue Nashville, TN 37212	Same	10501032400 10501032300

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **ROY DANO** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest, whether as an individual or a former partner in **URBAN PROPERTY PARTNERS**, in certain real estate in Davidson County, Tennessee, which is described below, unto **URBAN PROPERTY PARTNERS**, and its successors, heirs and assigns. The real estate is described as follows:

TRACT 1

Being the southerly 38 feet of Lot No. 3 and the Northerly 6 feet of Lot No. 4 on the Plan of the S. P. Ament Home Place, of record in Book 57, Page 34, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 3 and 4 front together 44 feet on the westerly side Twelfth Avenue, South, and run back 155 feet, more or less, on the northerly line, and 159 feet, more or less, on the southerly line, to an alley measuring 44 feet thereon.

TRACT 2

Being the southerly 44 feet of Lot No. 4 in the Plan of S. P. Ament Home Place, fronting on the westerly side of Twelfth Avenue, South, and running back between parallel lines 159 feet more or less, to an alley, said plan being registered in Book 57, Page 34, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of property conveyed to the Nashville Housing Authority by Warranty Deed from Thelma Clanton, recorded on the 18th day of September, 1970 in Deed Book 4446, Page 485, in the Register's Office of Davidson County, Tennessee and described as follows:

Being part of Lots Nos. 3 and 4 on the Map of Samuel P. Amert's Home Place as of record in Book 57, page 34, Register's Office for said County, described as follows:

Beginning at a point, said point being 705.5 feet, more or less, in a southerly direction along the western margin of 12th Avenue South, from the south western intersection of Grand Avenue and 12th Avenue South; thence along the western boundary of 12th Avenue South in a southerly direction a distance of 88 feet, more or less, to a point; thence along the property line in a westerly direction a distance of 9 feet, more or less, to a point; thence along a line in the northerly direction a distance of 88 feet, more or less, to a point; thence along the property line in an easterly direction a distance of 6 feet, more or less, to the point of beginning and containing 660 square feet, more or less.

Being the same property conveyed to Urban Property Partners by Deed from Kayne Avenue Missionary Baptist Church filed for record on December 3, 2012 in Instrument No. 20121203-0111004, Register's Office for Davidson County, Tennessee. Further, for purposes of consolidating tax parcels, a Quitclaim Deed from Urban Property Partners to Urban Property Partners was filed for record on April 12, 2013 in Instrument No. 20130412-0036683 Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 31st day of August, 2021.

Affiant

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2024

This is improved property known as 1111 and 1113 12th Avenue South, Nashville, Davidson County, Tennessee, 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 31st day of August, 2021.

GRANTOR

~~ROY~~ DANO, Partner and Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROY DANO**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), both individually, and as a former Partner of Urban Property Partners, acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

WITNESS my hand and seal, at office, this 31st day of August, 2021.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires:

