Karen Johnson Davidson County
Batch# 715566 DEEDQC
09/14/2021 01:31:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210914-0123251

This Instrument Prepared By:

Jeffrey J. Switzer
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Lufay Anderson Sweet, II, Trustee Lufay Anderson Sweet, II Trust P.O. Box 5158 Navarre, FL 32566	Lufay Anderson Sweet, II, Trustee Lufay Anderson Sweet, II Trust P.O. Box 5158 Navarre, FL 32566	093 06 4 017.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lufay Anderson Sweet, II,** by these presents does hereby quitclaim and convey unto **Lufay Anderson Sweet, II, Trustee of the Lufay Anderson Sweet, II Trust dated April 27, 2021**, all of his right, title and interest in and to the following described tract of land situated in the City of Nashville, Davidson County, Tennessee described as follows:

> LAND in Davidson County, Tennessee, being part of Lot No. 21, on the plan of Davidson Academy Lots, not of record, described as follows:
>
> Beginning on the southerly margin of Broadway at a point 46 feet 2.5 inches east of the easterly margin of 4th Avenue South, as widened, said point being the northeast corner of the Freiburger property; thence with the southerly margin of Broadway eastwardly 22 feet 1.5 inches, more or less, to the northwest corner of a strip of ground 9 inches wide conveyed to J.W. Dixon by deed from Edgar Cherry of record in Book 227, page 11, Register's Office for Davidson County; thence with the westerly line of said strip southwardly 90 feet; thence at right angles westwardly 22 feet 1.5 inches, more or less, to the southeast corner of said Freiburger property; thence with the easterly line of same northwardly 90 feet to the beginning.
>
> Being the same property conveyed to Lufay Anderson Sweet, II, from Peter N. Georgiades, as Attorney and Trustee for Robert Miller, Carey Miller, Richard Miller, James Miller, Kody Miller, and Justin Miller, by an Order Approving Sale of Real Property by Jimm Larry Hendren, United States District Judge for the Western District of Arkansas Fort Smith Division, to Lufay Anderson Sweet, II, and of record in Book 8977, Pages 826 to 832, Register's Office for Davidson County, Tennessee.

This is improved property known as 325 Broadway, Nashville, TN 37201.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS this 1st day of Sept, 2021.

LUFAY ANDERSON SWEET, II

By: _____
Lufay Anderson Sweet, II

STATE OF FLORIDA)
)
COUNTY OF Santa Rosa)

Personally appeared before me, Lufay Anderson Sweet, II, a Notary Public in and for said County, **Lufay Anderson Sweet II,** with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of Sept, 2021.

Tammy G. Walker
Notary Public

My Commission Expires: _____

TAMMY G WALKER
MY COMMISSION # GG 343105
EXPIRES: June 27, 2023
Bonded Thru Notary Public Underwriters

****

The actual consideration paid for this transfer is $-0-.

Affiant, Lufay Anderson Sweet, II

STATE OF FLORIDA)
)
COUNTY OF Santa Rosa)

Sworn to and subscribed before me, this 1st day of Sept., 2021.

Notary Public

My Commission Expires:

TAMMY G WALKER
MY COMMISSION # GG 343105
EXPIRES: June 27, 2023
Bonded Thru Notary Public Underwriters

345706.001