Karen Johnson Davidson County
Batch# 715566 DEEDQC
09/14/2021 01:31:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210914-0123252

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 4 018.00

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 being known as City No. 323 Broad Street, Nashville, Tennessee, and being part of Lot 21 on the Map of Davidson Academy Lots, not of record, and described according to copy of a survey thereof made by Z.J. Wilkinson, Surveyor, dated July 19, 1958, as follows: Beginning at a point in the south margin of Broad Street 90 feet 3 inches east of the old margin of Fourth Avenue South before it was widened, said point being now located 68 feet 1 inch east of the northwest corner of a 3-story building located at the southeast corner of Fourth Avenue and Broad Street; thence with the margin of Broad Street, easterly 20 feet 10 inches to a point; thence southerly 115 feet to a point; thence westerly 20 feet to a point; thence northerly 25 feet to a point; thence westerly 9 inches to a point; thence northerly 90 feet to the point of 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 323 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