Karen Johnson Davidson County
Batch# 715784 DEEDQC
09/14/2021 04:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210914-0123479

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

AMANDA LEIGH WRINKLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Subscribed and Sworn before me this 7th day of September , 2021.

Notary Public
My commission expires: 03/07/23

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Avenue East, LLC 1715K S Rutherford Blvd #200 Murfreesboro, TN 37130	The same	119-05-0-069

QUITCLAIM DEED

FOR AND IN CONSIDERATION, the receipt and sufficiency whereof are hereby acknowledged, Jim Hyde, a married man, hereinafter collectively "the Grantor", by these presents, does hereby remise, release and quitclaim unto Avenue East, LLC, a Tennessee Limited Liability Company, all the right, title, and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 12 on the Map of W.F. Davis Subdivision of Block No. 22 of Cumberland Nurseries, as of record in Book 332, Page 25, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 50 feet on the northerly side of Elberta Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to David M. Johnson and wife, Donna Johnson by Deed dated September 21, 1992 from Secretary of Veterans Affairs, an Office of the United States of America, recorded September 23, 1992, in Book 8736, Page 141, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Nicholas Howell and Jim Hyde as tenants in common with right of survivorship by Deed dated August 2, 2018 from David M. Johnson and wife, Donna Johnson, recorded August 3, 2018, by Instrument No. 20180803-0076627, said Register's Office.

Being the same property conveyed to Jim Hyde, a married man, by Quitclaim Deed from Nicholas Howell and Jim Hyde dated 07/26/2021 and recorded on 08/12/2021 in Instrument N 20210812-0109009, Register's Office for Davidson County, Tennessee.

This is improved property known as 220 Elberta Street Nashville, TN 37210.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the 7th day of September, 2021

Jim Hyde

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jim Hyde,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 7 day of September, 2021.

Amanda Wrinkle
Notary

My commission expires: 03/07/23

AMANDA LEIGH WRINKLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/8/21 (date of document).

Jami K. Averwater
Affiant Signature

9/8/21
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 8th day of Sept, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

202109140123479