Karen Johnson Davidson County
Batch# 736085 DEEDQC
10/13/2021 03:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211013-0137882

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 9693345

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Peabody & Dakota Strategic Realty, LLC 2205 Hampton Avenue Nashville, TN 37215	Same	See Exhibit A

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I. C. WADDEY, JR. (a/k/a Ira C. Waddey, Jr.) and ANN M. WADDEY, by these presents do hereby quitclaim and convey unto PEABODY & DAKOTA STRATEGIC REALTY, LLC, a Tennessee limited liability company, its successors and assigns, all their right, title and interest in and to the properties described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 27th day of September, 2021.

I. C. WADDEY, JR (a/k/a Ira C. Waddey, Jr.)

ANN M. WADDEY

29645800.2

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, I. C. WADDEY, JR. and ANN M. WADDEY the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 27th day of September, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

29645800.2

EXHIBIT A

TRACT NO. 1 (Parcel ID: 092130466.00; 3519 Dakota Avenue, Nashville, Tenn.):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 157 on the Plan of Hortense Place of record in plat Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

TRACT NO. 2 (Parcel ID: 092130428.00; 3511 Dakota Avenue, Nashville, Tenn.):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 156 on the Plan of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

TRACT NO. 3 (Parcel ID: 093100432.00; 310 Peabody Street, Nashville, Tenn.):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 43, 44, 45 and 46 and the southerly 5 feet of Lot No. 47, all on the "Plan of lots laid out by the University of Nashville, called 'Campus Lots' not of record".

Said property fronts 111 feet on the easterly margin of 4th Avenue South and extends eastwardly between parallel lines along the northerly margin of Peabody Street (144 feet according to current Tax Map) to the westerly margin of Almond Street.

Excepting therefrom that portion thereof, if any, which lies within the boundaries of existing public rights of way.

TRACT NO. 4 (Parcel IDs: 092130421.00; 3420 Dakota Avenue, Nashville, Tenn.
092130422.00; 3424 Dakota Avenue, Nashville, Tenn.
092130403.00; 3428 Dakota Avenue, Nashville, Tenn.
092130467.00; 3416 Dakota Avenue, Nashville, Tenn.)

Certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 136, 137, 138, 139 & 140 on the Plan of Hortense Place, as of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same properties conveyed to Ira C. Waddey, Jr. and Ann M. Waddey, by deed of record as Instrument #20200304-0024262, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Aubrey Burns, 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 September 27, 2021 (date of document).

Aubrey Burns
Affiant Signature

October 12, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of October, 2021.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

