Karen Johnson Davidson County
Batch# 740108 DEEDQC
10/20/2021 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211020-0140685

QUITCLAIM DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
365 WORKS, LLC	**Same**	**081-01-0-005.00**
(NAME) **1929 Nancy Beth Drive**	(NAME)	
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TINA Y. ROSE, UNMARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

365 WORKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 44 AND 45 ON THE MAP OF HALEY'S SUBDIVISION OF PART OF BLOCK 3 IN G.T. SHEEGOG'S SUBDIVISION AT BORDEAUX, AS OF RECORD IN BOOK 547, PAGE 155, SAID REGISTER'S OFFICE, BEING THE SOUTHERLY 57 FEET ON LOT NO. 44 AND THE NORTHERLY 67 FEET OF LOT 45 ON THE REVISED MAP OF HALEY'S SUBDIVISION OF PART OF BLOCK 5 IN G.T. SHEEGOG'S SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, SURVEYORS, MAY 5, 1957, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF HALEY AVENUE AT A POINT 225.2 FEET MORE OR LESS, SOUTH OF THE SOUTHERLY MARGIN OF RIVER DRIVE, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO T.H. CAMERON AND WIFE, BY DEED FROM ALVA HALEY, OF RECORD IN BOOK 1248, PAGE 450, SAID REGISTER'S OFFICE; THENCE WITH SAID AVENUE, SOUTHWARDLY 124 FEET TO A POINT 33 FEET NORTH OF THE CORNER OF LOTS NOS. 45 AND 46 THENCE WESTWARDLY 150 FEET; THENCE NORTHWARDLY 124 FEET TO CAMERON'S SOUTHWEST CORNER, THENCE WITH HIS SOUTHERLY LINE EASTWARDLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TINA Y. ROSE, UNMARRIED BY WARRANTY DEED FROM JOSEPH L. PERRY, UNMARRIED AND WILLIE PERRY, UNMARRIED, EXECUTED ON 9/1/2021 AND FILED FOR RECORD ON 9/3/2021 AS INSTRUMENT NUMBER 20210903-0119005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1911 Hailey Avenue, Nashville, Tennessee 37218**

Witness our hands this the 15 day of October, 2021.

TINA Y. ROSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TINA Y. ROSE** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of October, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, **Ryan Terrell**, 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 10/15/2021 (Date of Document).

Affiant

10/18/2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 18th day of October, 2021.

Briana Gage
Notary

(Seal)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

MY COMMISSION EXPIRES: _____