QUITCLAIM DEED	STATE OF Tennessee COUNTY OF Robertson
Karen Johnson Davidson County Batch# 769355 DEEDQC 12/07/2021 01:18:00 PM 2 pgs Fees: $12.00 Taxes: $0.00 20211207-0162178	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2021. Notary Public MY COMMISSION EXPIRES: 4-17-2023 (AFFIX SEAL)

Dannette Emerson State of Tennessee Notary Public Robertson County

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kevin Thomas	Kevin Thomas	092-05-0-217.00 092-05-0-357.00
(NAME) 916 B & 0 32nd Avenue North, B1 & B2	(NAME) 916 B & 0 32nd Avenue North, B1 & B2	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20213046

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, 916B 32nd Ave N- Nashville LLC, a Texas Limited Liability Company, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Kevin Thomas, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Certain real property situate in the 21st Councilmanic District of Davidson County, Tennessee, and described as follows:

Tract 1: Being Lot No. 17, Block 28, on the Plan of Fisk University Place, of record in Plat Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin new in the east right-of-way of 32nd Avenue North and being the NW corner of the Terry Reese Property of record in Book 10081, page 555 and Lot 16 on said plat and being the SW corner of the subject lot; thence with said right-of-way, N 10°29'22"W 24.85 feet to a point and the common lot line between Lots 17 & 18; thence N 79°39'22"E 150.00 feet to a point in the west right-of-way of Alley No. 1180 (20' ROW) and common corner of Lots 17 & 18; thence with said Alley S 10°29'22"E 24.85 feet to an iron pin new and corner with Lot 16 said Reese property; thence with Reese's north line S 79°39'22"W 150.00 to the point of beginning and containing 3,727.50 square feet, or 0.09 acres, more or less.

Tract 2: Being Lot No. 18, Block 28, on the Plan of Fisk University Place, of record in Plat Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin old in the east right-of-way of 32nd Avenue North and being the SW corner of the James Brown property of record in Book 4280, page 883 and Lot 19 on said plat and being the NW corner of the subject lot; thence, with the south line of Lot 19, N 79°29'22"E 150.00 feet to an iron pin old in the west right-of-way of Alley No. 1180 (20' ROW) and common corner of Lots 18 & 19; thence with the Alley, S 10°29'22"E 24.85 feet to a point and common line with Lots 17 & 18; thence S 79°39'22"W 150.00 feet to a point in the east right-of-way of 32nd Avenue North; thence with said right-of-way N 10°29'22"W 24.85 feet to the point of beginning and containing 3,727.50 square feet or 0.09 acres, more or less.

BEING all of the same property conveyed to Kevin Thomas, a married man by Warranty Deed from Andream L. Hall, unmarried for consideration of $184,500.00, dated April 30, 2018 and filed of record in Instrument No. 20180501-0040917, Register's Office for Davidson County, Tennessee. And further conveyed to 916B 32nd Ave N-Nashville, LLC, a Texas limited liability company by Quitclaim Deed from Kevin Thomas, a married man, dated 07/11/2018 and filed of record in Instrument No. 20180726-0072816, said Register's Office. And further conveyed to 916B 32nd Ave N – Nashville, LLC, a Texas limited liability company by Quitclaim Deed from 916B 32nd Ave N – Nashville, LLC, a Texas limited liability company, dated 05/18/2021 and filed in Instrument No. 20210525-0070622, said Register's Office.

Unimproved ☒

This is improved ☐ property, known as 916 B & 0 32nd Avenue North, B1 & B2, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand 29th day of November, 2021.

916B 32nd Ave N- Nashville, LLC

By: Kevin Thomas, Member

STATE OF Texas)
County OF Williamson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kevin Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of 916B 32nd Ave N-Nashville LLC, a Texas Limited Liability Company, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 29th of November, 2021.

Notary Public
My Commission Expires: 03-15-25

A LOPEZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 03/15/25
NOTARY ID 12618748-2