Karen Johnson Davidson County
Batch# 769368 DEEDQC
12/07/2021 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211207-0162196

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SOUTHGATE DEVELOPMENT LLC** ("Grantors"), a Tennessee limited liability company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **SOUTHGATE DEVELOPMENT LLC**, (Grantee), a Tennessee Limited Liability Company, all of its rights, title, and interests in the following described real property, to wit:

PARCEL I - part of 2321 Carter Ave, Nashville, TN - Part of Map and Parcel 083-04-0-118.00
A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Rosebank Subdivision of record in Plat Book 547, Page 48, Register's Office for Davidson County, Tennessee.

PARCEL II- part of 2321 Carter Ave , Nashville, TN - Part of Map and Parcel 083-04-0-118.00

Being the original easterly 50' of Lot 28 on the Plan of Rosebank Subdivision of record in Plat Book 547, Page 48, Register's Office for Davidson County, Tennessee and being part of Parcel 118.00 on Davidson County Property Map 83-04 and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the northerly right-of-way of Carter Avenue, being the southeast corner of the Homes at 2319 Carter Avenue property, of record in Instrument No. 20200722-0080422, Register's Office for Davidson County, Tennessee;

Thence, leaving the northerly right-of-way of Carter Avenue and following the easterly boundary of said Homes at 2319 Carter Avenue property, North 07 Degrees 30 Minutes 50 Seconds East, 300.23 Feet to a Concrete Monument (Old), being the northeast corner of said Homes at 2319 Carter Avenue and the southeast corner of Lot 6 on the Plan of Gregory Heights, Section 2, of record in Plat Book 4300, Page 178, Register's Office for Davidson County, Tennessee;

Thence, following the easterly boundary of said Lot 6 and continuing with the easterly boundary of the Metro Government property of record in Instrument No. 20140214-0012979, Register's Office for Davidson County, Tennessee, North 07 Degrees 10 Minutes 49 Seconds East, 131.45 Feet to an Iron Rod (New) at the southeast corner of the terminus of Harwood Drive, also being the southwest corner of the property conveyed to The Casey and Beth Brown Community Property Trust, of record in Instrument No. 20201214-0146446, Register's Office for Davidson County, Tennessee;

Thence, following the southerly boundary of said Casey and Beth Brown Community Property Trust, South 83 Degrees 45 Minutes 22 Seconds East, 50.00 Feet to a point, being the northeast corner of the original Lot 28 on the Plan of Rosebank Subdivision of record in Plat Book 547, Page 48, Register's Office for Davidson County, Tennessee;

Thence, following the easterly boundary of said original Lot 28, South 07 Degrees 29 Minutes 15 Seconds West, 432.40 Feet to a point on the northerly right-of-way of Carter Avenue;

Thence, following the northerly right-of-way of Carter Avenue, North 82 Degrees 55 Minutes 19 Seconds West, 49.43 Feet to the Point of Beginning.

Containing 21,360 square feet or 0.49 acres. By Survey completed 11/29/2021 by J. L. Whitson TNRLS No 1732.

Being the same property conveyed to SOUTHGATE DEVELOPMENT LLC by Warranty Deed dated 11/22/2021 of record at Instrument No. 20211201015552A in said Register's Office, TN.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

THIS DEED IS BEING RECORDED TO CREATE TWO SEPARATE PARCELS

IN TESTIMONY WHEREOF I/we have executed this instrument the 30th day of **November, 2021.**

SOUTHGATE DEVELOPMENT LLC

By _____, **Member**
William Tilmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared William Tilmon 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** of **SOUTHGATE DEVELOPMENT LLC** the within named bargainer, and that he/she as such **Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Member**.

WITNESS my hand and official seal at office this 30th day of **November, 2021.**

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.**

_____
AFFIANT

SUBSCRIBED AND SWORN before me this the 30th day of **November, 2021.**

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE
DAVIDSON COUNTY

PROPERTY OWNER: **SOUTHGATE DEVELOPMENT LLC**
OWNER'S ADDRESS: **1831 12th Ave S., Ste 171, Nashville, TN 37203**
MAIL TAX BILLS TO: **owner at owners address**

Certificate of Authenticity

I, Holly A Mason, 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 11/30/21.

Holly A

Affiant Signature

11/30/21

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of November, 20 21.

Jacqueline G Brown

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 7-8-22