BOX 10-B

Karen Johnson Davidson County
Batch# 776794 DEEDQC
12/20/2021 11:08:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211220-0167753

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PUTNAM PARTNERSHIP	**SAME**	**061-00-0-022.05**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **PUTNAM PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Councilman District of Davidson County, Tennessee, and being more particularly described as follows, according to an unrecorded survey made by Stephen A. Draper, Surveyor, dated May 24, 1962:

Beginning in the easterly margin of Ben Allen Road 1409 feet from the southwest corner of Lot No. 246 in the Maplewood Heights, of record in Book 547, page 103, said Register's Office; running thence northerly 45 feet, more or less; thence northerly 33 degrees East 359.42 feet, more or less; thence 63 degrees 5' East 70 feet; thence South 36 degrees 55' West 371.67 feet, more or less, to the point of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in Book 4992, page 987, said Register's Office.

Being the same property conveyed to COLSON SERVICES, LLC, by deed from THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, of record as Instrument No. 20130318-0026600, dated March 14, 2013, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **513 BEN ALLEN RD., NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of December, 2021.

COLSON SERVICES, LLC

BY: DAVID VERNICH,
CHIEF MANAGER/SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID VERNICH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager/Sole Member of **COLSON SERVICES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager/Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COLSON SERVICES, LLC,** by himself as such Chief Manager/Sole Member.

Witness my hand and official seal at office this 17th day of December, 2021.

Notary Public

My commission expires: **May 2, 2021**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON