Karen Johnson Davidson County
Batch# 785604 DEEDQC
01/05/2022 03:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220105-0002325

THIS INSTRUMENT PREPARED BY: **HEATHER A. DERRICK** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me this 15th day of December, 2021. Notary Public My commission expires: 5/5/25

CHRIS RAYBECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 5, 2025

Address New Owner As Follows:
Mainland 8th, LLC
118 16th Avenue South, Ste 230
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map-Parcel Number:
105-14-0-065.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **MICHAEL LUTZ AND MICHELE LUTZ, HUSBAND AND WIFE,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto

MAINLAND 8TH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, being more particularly described as follows:

Being a tract of land lying in the 17th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 64 of Map of Waverly Place as recorded in Plat Book 57, Page 95, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western right of way (ROW) of 8th Avenue South (State Route 6, U. S. Highway 31), bounded on the south by a portion of said Lot 64, being Prayote Kopsombut and Boonjit Kopsombut as recorded in Instrument Number 201211210107293, RODC, bounded on the west by the eastern ROW of Alley #672, and bounded on the north by a portion of said Lot 64, being Parga, GP as recorded in Instrument Number 201912200131653, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "ARROWHEAD 1859" cap lying on said western ROW of 8th Avenue South, being the southeast corner of said Parga, GP and being ±255' from the centerline intersection of said 8th Avenue South and Prentice Avenue; thence along said western ROW of 8th Avenue South, South 15°08'40" East 100.91 feet to a set iron rod with cap; thence leaving said ROW of 8th Avenue South and along the common line of said Kopsombut South 74°53'48" West 207.44 feet to a set iron rod with cap lying on said eastern ROW of Alley #672; thence along said ROW of Alley #672 North 04°09'56" West 101.10 feet to a found 5/8" iron rod; thence leaving said ROW of Alley #672 and along the common line of said Parga, GP North 74°23'40" East 188.20 feet to the point of beginning.

Tract contains 19,791 square feet or 0.45 acres, more or less.

Being the same property conveyed to MICHAEL LUTZ AND MICHELE LUTZ, HUSBAND AND WIFE by deed from MARY WELCH DREWRY D/B/A BERRY HILL ANIMAL HOSPITAL, of record in Instrument No. 20050223-0019559, said Register's Office for Davidson County, Tennessee.

This is improved property known as **2211 8th Avenue South, Nashville, TN 37204**.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature Page to Follow}

202201050002325

WITNESS my hand this 15th day of December, 2021.

MICHAEL LUTZ

MICHELE LUTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL LUTZ,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 15th day of December, 2021.

Notary Public

My Commission Expires: 5-5-2025

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELE LUTZ,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 15th day of December, 2021.

Notary Public

My Commission Expires: 5-5-2025

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

True Copy Certification

I, Heather A. Derrick, 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 December 15, 2021.

Affiant Signature

Date: December 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

