Karen Johnson Davidson County
Batch# 804673 DEEDQC
02/14/2022 09:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220214-0016527

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 31, 2022.

Notary Public

My Commission Expires: 3-8-22

New Owner Address:
Initium Enterprises, LLC
1707 State Street
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel Number:
092 12 0 021.00
092 08 0 131.00

Dr. Jaime A. Romero and Eva Angelina Romero (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Initium Enterprises, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, January 28, 2022.

Dr. Jaime A. Romero

Eva Angelina Romero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dr. Jaime A. Romero** and **Eva Angelina Romero** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, January 28, 2022.

Marilyn Gomez
Notary Public

My Commission Expires: 09-08-25

MARILYN GOMEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 08, 2025
COUNTY OF DAVIDSON

EXHIBIT A

PARCEL 1:

Land in Davidson County. Tennessee, being more particularly described as follows:

TRACT I:

Being No. 8 in Dr. John R. Hudson's Plan of Lots, as of record in Plat Book 21, page 136, in the Register's Office for said County, Said Lot No. 8 fronts 50 feet on the northerly side of Cedar Street, and runs back between parallel lines 160 feet to an alley.

LESS AND EXCEPT that tract or strip of land conveyed to the Metropolitan Government of Nashville & Davidson County. Tennessee, by deed of record in Book 4516, page 216, said Register's Office, described as fronting 50 feet on the (then) present northerly margin of Charlotte Avenue, formerly Cedar Street, and running back between parallel lines 42 feet to the (then) new relocated northerly margin of Charlotte Avenue on which it measures 50 feet thereon.

TRACT II:

Being Lot No. 9 on the Plan of John R. Hudson's Addition, as of record in Book 21, page 136, Register's Office for said County. Said Lot No. 9 fronts 50 feet on the northerly side of Charlotte Avenue, formerly Cedar Street, and runs back between parallel lines 160 feet to an alley.

LESS AND EXCEPT that strip or parcel of land conveyed to the Metropolitan Government of Nashville and Davidson County. Tennessee, by deed of record in Book 4516, page 212, said Register's Office, described as fronting 50 feet on the (then) present northerly margin of Charlotte Avenue, formerly Cedar Street, and running back between parallel lines, 42 feet to the (then) new relocated northerly margin of Charlotte Avenue on which it measures 50 feet thereon.

TRACT III:

Land in Davidson County, Tennessee, being the remainder not used for the widening of Project 68-R-43, Charlotte Avenue, of Lot No. 10 on the Map of John H. Hudson's Addition, as of record in Book 21, page 136, Register's Office for said County. The remainder described as follows:

Beginning at the rear common corner of Lots No. 9 and 10 on said Map; thence Westwardly 57 feet along the North or rear line of Lot No. 10 to a point on the East margin of 18th Avenue, North; thence in a Southerly direction, a distance of 136.9 feet, more or less. along a circular 22 deg. 30' curve of 256.3 feet radius; thence in an easterly direction, a distance of 25.6 feet, more or less, along a circular curve of 25- foot radius and tangent to both the 22 deg. 30' curve and a line parallel to and at a perpendicular distance of 42 feet from the Old Northerly margin of Charlotte Avenue to a point on the line between Lots Nos. 9 and 10 on said Map: thence Northwardly 118 feet along said lot line to the point of beginning and containing 425,6 square feet, more or less.

PARCEL 2:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Dr. John R. Hudson's Addition to Nashville, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 531/2 feet on the westerly side of Hudson Street and runs back between lines 150 feet to an alley, Hudson Street now being Fisk Street.

Being the same property conveyed to Dr. Jaime A. Romero and Eva Angelina Romero, by Special Warranty Deed from D & T Medical Properties, LLC, a limited liability company, of record in Instrument No. 20210908-0120510 Register's Office for Davidson County, Tennessee
The description is the same as that used in the last deed prior to this transaction.
This is improved property known as 1718 Charlotte Ave. and 409 Fisk Street, Nashville, TN 37203.

True Copy Certification

I, Robert J. Hazard, Esq., 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 January 28, 2022

Affiant Signature

Date: January 31, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne B. Jervis, a notary public for this county and state, Robert J. Hazard, Esq., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, January 31, 2022.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

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