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Karen Johnson Davidson County
Batch# 830569 **DEEDQC**
03/29/2022 12:08:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220329-0036214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
22 **Day of** March, **20** 22
_____, **Deputy Register**

PREPARED BY:
Fulmer Lucas Engineering, LLC
2002 Richard Jones Road, Suite B200
Nashville, Tennessee 37215

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION FOR THE HEREIN TRANSFER IS $0.00

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES
_____

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL NO.
CLAY STREET COMMONS, LLC 6409 KENNEDY DR C/O TIMOTHY J. MORRIS MGR CHEVY CHASE,MD 20815	NEW OWNER	Tax Map: 81-08 Parcels: 30.00 and 32.00

QUITCLAIM DEED

For and in consideration of the sum of Zero (0.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, CLAY STREET COMMONS, LLC, by these presents do hereby quitclaim and convey unto CLAY STREET COMMONS, LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee of record in Instrument numbers 20191104 0113136 and 20191104 0113135;

Beginning at the northernmost property corner of the property at parcel ID # 08108003000;

Thence with the existing western right-of-way line of Alley 523 for the following calls: South 18 deg 01 min 48 sec East, 100.00 feet to a point; thence, South 18 deg 01 min 48 sec East, 50.00 feet to a point; thence, South 72 deg 14 min 18 sec West, 168.50 feet to a point; thence, North 18 deg 01 min 48 sec West, 50.00 feet to a point; thence, North 18 deg 0' min 48 sec West, 100.00 feet to a point; thence, North 72 deg 14 min 18 sec East, 168.50 feet to the point of beginning; containing 25,275 square feet or 0.58 acres more or less;

Being the same property, retaining parcel ID # 08108003200, conveyed to CLAY STREET COMMONS, LLC of record in Instrument Number 20191104 0113136 and Instrument No 20191104 0113135.

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to CLAY STREET COMMONS, LLC, by deed of record as Instrument No 20191104 0113136,

and Instrument No. 20191104 0113135, RODC, and as shown in the attached Exhibit of CLAY STREET COMMONS, LLC Property dated 3-25-2022.

Witness my hand and seal on this the 28th day of March, 2022.

CLAY STREET COMMONS, LLC
By: _____
Jared Bradley - Owner

State of Tennessee)
County of Davidson)

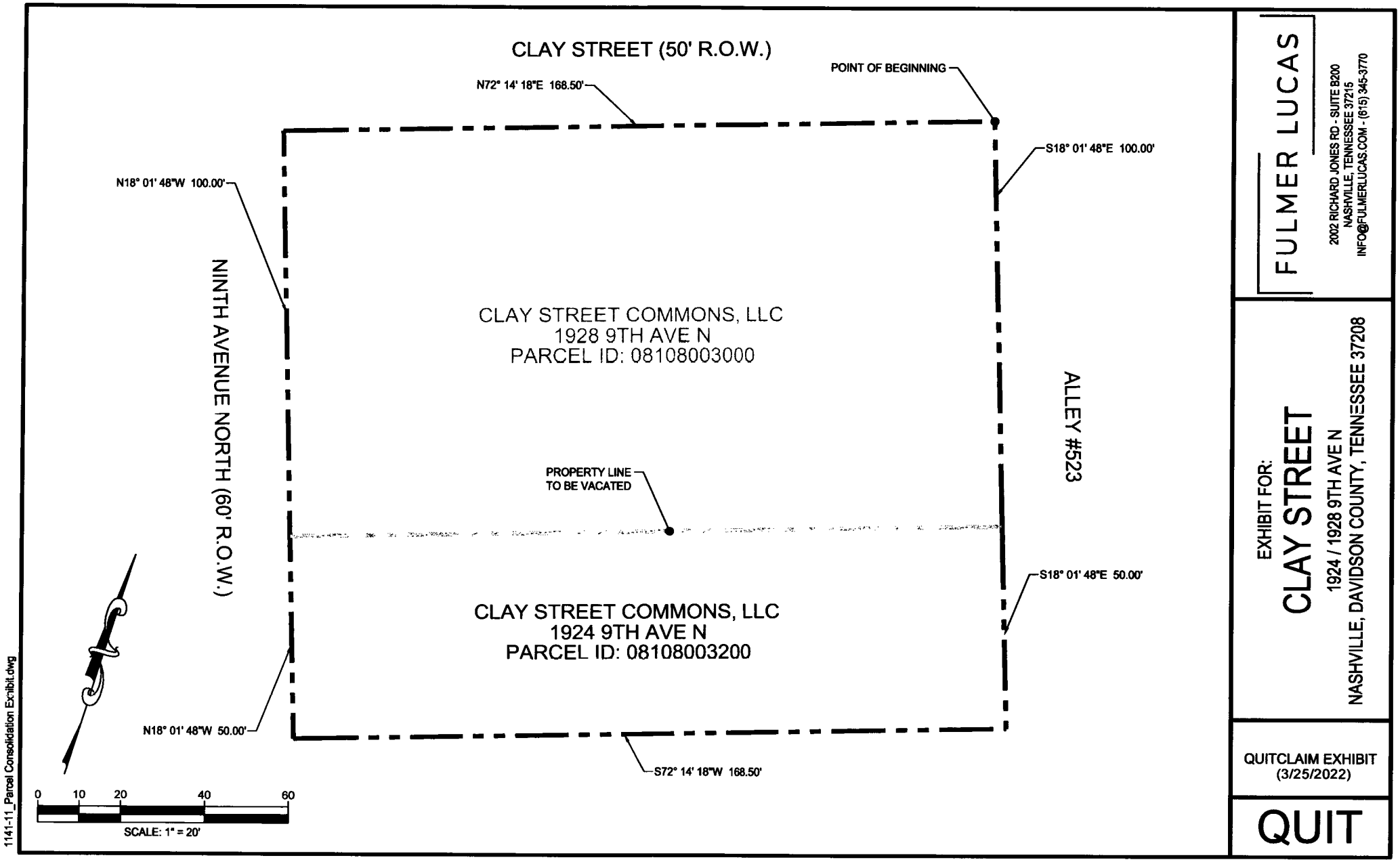
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jared Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Principal of CLAY STREET COMMONS, LLC, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 28th day of March, 2022.

_____
Notary Public

GINA SHREE WOLFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/9/2024


CLAY STREET (50' R.O.W.)
POINT OF BEGINNING
N72° 14' 18"E 168.50'
S18° 01' 48"E 100.00'
N18° 01' 48"W 100.00'
NINTH AVENUE NORTH (60' R.O.W.)
CLAY STREET COMMONS, LLC
1928 9TH AVE N
PARCEL ID: 08108003000
ALLEY #523
PROPERTY LINE
TO BE VACATED
S18° 01' 48"E 50.00'
CLAY STREET COMMONS, LLC
1924 9TH AVE N
PARCEL ID: 08108003200
N18° 01' 48"W 50.00'
S72° 14' 18"W 168.50'
0 10 20 40 60
SCALE: 1" = 20'
1141-11_Parcel Consolidation Exhibit.dwg
FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770
EXHIBIT FOR:
CLAY STREET
1924 / 1928 9TH AVE N
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208
QUITCLAIM EXHIBIT
(3/25/2022)
QUIT