Karen Johnson Davidson County
Batch# 832410 DEEDQC
03/31/2022 01:53:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220331-0037628

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #21-1778

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **Pencil and Paper Development, LLC, a Tennessee limited liability company,** does hereby quitclaim unto **Arrow House, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

The following described land in Davidson County, Tennessee:

Beginning at an Iron Pin Found (IPF) at the Southwesterly corner of Russell Vent-Pearce and Elizabeth Campos, as recorded in Instrument No. 20100813-0063965 of the Register Office of Davidson County (R.O.D.C.), said pin on the Northerly right-of-way of Kirkwood Avenue, thence with said right-of-way, the following calls: with a curve to the right, said curve having a radius of 51.75 degrees, a length of 16.14' and chord bearing and distance of North 77 degrees 19 minutes 16 seconds West 16.07 feet to an IPF; North 68 degrees 23 minutes 39 seconds West, a distance of 17.82 feet to an IPF, with a curve to the right, said curve having a radius of 226.50', a length of 33.25' and a chord bearing and distance of North 66 degrees 15 minutes 14 seconds West, a distance of 33.22 feet to an IPF; North 57 degrees 32 minutes 49 seconds West, a distance of 44.30 feet to an IPF; with a curve to the right, said curve having a radius 10.00', a length of 12.06' and a chord bearing and distance of North 23 degrees 00 minutes 03 seconds West 11.34 feet to an IPF on the Easterly right-of-way of 12th Avenue South., thence with said right-of-way, the following calls: North 11 degrees 32 minutes 53 seconds East, a distance of 95.73 feet to an IPF, with a curve to the right, said curve having a radius of 25.00', a length of 15.20' and a chord bearing and distance of North 76 degrees 19 minutes 35 seconds East 14.97 feet to an IPF on the Southerly right-of-way of Metro Alley No. 960, thence with said Alley, South 86 degrees 15 minutes 03 seconds East, a distance of 97.66 feet; thence South 10 degrees 11 minutes West 151.00 feet to the Point of Beginning. Containing 0.3417 Acres, more or less, as surveyed by Arrowhead Surveying, J. Mark Cantrell, TN RLS # 1859, dated April 16, 2013.
The above description is part of Lot 1 as shown on map entitled Dr. L.G. Noels Idlewild, of record in Plat Book 3842, Page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pencil and Paper Development, LLC by Warranty Deed from The Scales Group, LLC of record in Instrument No. 20130429-0042298 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 29, 2013.

Being the same property conveyed to Arrow House, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Pencil and Paper Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150107-0001864 Register's Office for Davidson County, Tennessee, dated December 03, 2014 and recorded on January 07, 2015 (portion of legal description missing).

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely into **Arrow House, LLC, a Tennessee limited liability company**

This is improved property, known as: 2908 12th Avenue South, Nashville, TN 37204

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Arrow House, LCC 3430 Woodmont Blvd Nashville, TN 37215	NEW OWNER	118-01-0-179.00

WITNESS THE EXECUTION HEREOF this 28th day of March, 2022.

Pencil and Paper Development, LLC, a Tennessee limited liability company

X _____

Benjamin Sohr, President/ Member

State of Tennessee)
County of Davidson)

On this 28th day of March, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Benjamin Sohr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is President/ Member of Pencil and Paper Development, LLC and that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Pencil and Paper Development, LLC as President/ Member.

Brooke Formosa
Notary Public

My Commission Expires: 9/6/22

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

[redacted] _____
Affiant

Sworn and subscribed before me on this the 28th day of March, 2022.

Brooke Formosa
Notary Public

My Commission Expires: 9/6/22

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY