This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 833617 **DEEDQC**
04/01/2022 02:34:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220401-0038265

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Angel's Outreach Development Group, INC. 2111 Buena Vista Pike Nashville, TN 37218	SAME	070 13 0 019.00 070 13 0 020.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Exie Davis and Edison S. Davis, wife and husband** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Angel's Outreach Development Group, INC.** (the "Grantee"), its successors and assigns, all of their rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Tract No. 1
2113 Buena Vista Pike
70-13/19

Beginning at a point in the center line of Buena Vista Pike, formerly Hamilton Road, 507.2 feet northeast of the center line of Hydes Ferry Pike at the northwest corner of said Buena Vista Pike or Hamilton Road a 10 foot alley; thence along the margin of said alley, north 41-1/2 deg. West 197 feet to the easterly margin of a 10 foot private alley; thence north along the margin of said alley, 38 feet, more or less, to the southwest comer of the property conveyed to Shelby Avenue Baptist Church by deed of record in Book 1092, page 315, Register's Office for Davidson County, Tennessee; thence along said Church property line, south 49 deg. 57' east 137 feet to the northwest corner of the property conveyed to Albert Allen by deed of record in Book 1642, page 553, said Register's Office; thence along line, south 45 deg. 30' west 46.7 feet to an iron pin; thence south 36 deg. 09' east 74.3 feet to a spike in the center of Buena Vista Pike; the said Hamilton Road; thence along the center of same, south 32 deg. 45' west 10.2 feet to the beginning.

Tract No. 2
2113 B Buena Vista Pike
70-13/20

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of Watkins & Murray, Surveyors, October 6, 1948, as follows:
Beginning at an iron pin in the center line of Hamilton Road, 10.2 feet north of a 10 foot alley shown on the Plan of Resha Heights, said point also being 517.4 feet, more or less, north of the center line of Hydes Ferry Pike; thence with the center line of Hamilton Road, north 32 deg. 45' east 64.8 feet to a spike at the southeast corner of the property conveyed to the Trustees of Bordeaux Baptist Church by deed of record in Book 1284, page 492, Register's Office for Davidson County, Tennessee; thence along the south line of said Church property, north 49 deg. 57' west 60 feet to an iron pin; thence south 45 deg. 31' west 46.7 feet to an iron pin; thence south 36 deg. 09' east 74.3 feet to the beginning.

Being the same property conveyed to Exie Davis and Edison Davis, by Deed from Charles S. Huddleston and Wife Janice Faye Huddleston, of record in Instrument No. 20040722-0087675 Register's Office for Davidson County, Tennessee.

Being also known as: **2113 & 2113 B Buena Vista Pike, Nashville, TN 37218**

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

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.

This instrument being prepared without benefit of title opinion or title examination at the request of the parties. The parties provided the legal description used hereinabove by the preparer. All parties hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all loss resulting from any matter of any nature resulting from the use of the aforesaid description or that would have been disclosed by a proper title search or examination.

WITNESS my hand this day of 31st day of March, 2022.

Exie Davis

Edison S. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Exie Davis and Edison Davis**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2022.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00.

Affiant

Subscribed and sworn before me this 31st day of March, 2022.

NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024