THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0632
615-256-8880

Karen Johnson Davidson County
Batch# 849733 DEEDQC
05/02/2022 03:05:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220502-0050882

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Avondale Investors General Partnership 310 McMillin Street Nashville, TN 37203	Avondale Investors General Partnership 310 McMillin Street Nashville, TN 37203	07101010200

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney. The preparer makes no warranties or representations regarding the status of title to the property.

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 and sufficiency of which is hereby acknowledged, the undersigned, JOHN F. CAWTHON, an unmarried person, hereinafter the Grantor, by these presents does hereby quitclaim, transfer and convey unto AVONDALE INVESTORS GENERAL PARTNERSHIP, a Tennessee general partnership, hereinafter the Grantee, its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being "Reserved Parcel A," of Section One, Trinity Hills Village, as of record in Plat Book 4175, Page 62, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being the same property conveyed to John F. Cawthon by quitclaim dated August 28, 2020 as of record in Instrument Number: 20200901-0098919, at the Register's Office for Davidson County, Tennessee.

Being more particularly described a Davidson County map-parcel number 071-01-0 102.00.

This is unimproved real property known as 0 Avondale Court, Nashville, TN 37207.

Grantee shall be responsible for all taxes and encumbrances. Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises and all restrictions and easements of record in said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27 day of April 2022.

GRANTOR:

JOHN F. CAWTHON, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN F. CAWTHON, the within named bargainor, 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.

Witness my hand and official seal at office on this 27th day of April 2022.

GREG HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public
My Commission Expires: 5/7/2022

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

AFFIANT

Sworn to and subscribed before me, this 27th day of April 2022.

GREG HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public
My Commission Expires: 5/7/2022