Karen Johnson Davidson County
Batch# 863257 DEEDQC
05/26/2022 04:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220526-0061566

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **OTTINGER LAW GROUP, PLLC** **3838 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2022. Notary Public My Commission Expires: Sept. 4, 2022

BRANDI NORRED MAIORINO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
746 Benton, LLC 3835 Cleghorn Ave. Suite 250 Nashville, TN 37215	New Owner	105-10-0-376.00 105-10-0-377.00

QUITCLAIM DEED OF CONSOLIDATION

This Quitclaim Deed of Consolidation is being executed and recorded for the sole purpose of consolidating Lots No. 3 and 4.

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, this Quitclaim Deed of Consolidation, is made and entered into by and between **746 BENTON, LLC**, a Tennessee limited liability company, as Grantor, hereunder to itself as Grantee hereunder, for the purpose of consolidating certain tracts as described herein.

WITNESSETH:

For the sole purpose of consolidating certain tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby quitclaim, transfer and convey unto itself as Grantee, those certain tracts of real property situated in Davidson County, Tennessee described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Parcel" on Exhibit B (the "Property"). The Property is subject to all applicable easements and restrictions, recorded and unrecorded.

The Property is improved property known as **746 Benton Avenue, Nashville, Davidson County, Tennessee 37204**.

***

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of May, 2022.

746 BENTON, LLC,
a Tennessee limited liability company

By: _____
Christopher Dawson
Title: Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christopher Dawson, 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 Manager of 746 Benton, LLC, and he is authorized by to execute this instrument on its behalf.

Witness my hand and official seal, at Nashville, Tennessee, this 25th day of May, 2022.

_____
Notary Public

My Commission Expires: Sept. 6, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

EXHIBIT A

Unconsolidated Description

Land in Davidson County, Tennessee, being Lots No. 3 and 4 on the Plan of S.C. Caldwell's Roycroft Addition of record in Plat Book 332, Page 37, in the Register's Office for Davidson County, Tennessee, which front together 100 feet of the northerly side of Benton Avenue and run back between parallel lines at right angles to said avenue 150 feet to an alley.

Being a portion of the same property conveyed to 746 Benton, LLC by Warranty Deed from Richard A. Demonbreun of record in Instrument No. 20210111-0004640 in the Register's Office of Davidson County, Tennessee, dated January 6, 2021 and recorded on January 11, 2021, and which property was previously unconsolidated by that certain Quitclaim Deed dated May 3, 2021 of record in Instrument No. 20210511-0063482 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Consolidated Description

Land in Davidson County, Tennessee, consisting of Lots No. 3 and 4 on the Plan of S.C. Caldwell's Roycroft Addition of record in Plat Book 332, Page 37, in the Register's Office for Davidson County, Tennessee, which front together 100 feet of the northerly side of Benton Avenue and run back between parallel lines at right angles to said avenue 150 feet to an alley.

Being a portion of the same property conveyed to 746 Benton, LLC by Warranty Deed from Richard A. Demonbreun of record in Instrument No. 20210111-0004640 in the Register's Office of Davidson County, Tennessee, dated January 6, 2021 and recorded on January 11, 2021, and which property was previously unconsolidated by that certain Quitclaim Deed dated May 3, 2021 of record in Instrument No. 20210511-0063482 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Adam F. Harrer, 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 May 25, 2022.

Date

Affiant Signature

05/26/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of May, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

