Karen Johnson Davidson County
Batch# 865583 DEEDQC
06/01/2022 11:10:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220601-0063163

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **File no. 220440654** ~~No title search was performed in preparation of this Quitclaim Deed~~	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2022. Notary Public My Commission Expires: _____

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Andrew B. Bates 937A Caldwell Ave Nashville, TN 37204	New Owner	Map and Parcel No.: 072-11-0L-005.00 105-09-0W-005.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Cavendish Investments, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Andrew B. Bates,** his heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Unit No. E on the Plan of Ann Street Homes, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140729-0067240, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cavendish Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Andrew B. Bates, dated August 30, 2017 and recorded on September 11, 2017 in Instrument No. 20170911-0092865, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1511 E Ann Street, Nashville, TN 37216.**

Tract 2:
Land in Davidson County, Tennessee, being Unit 5, The Row at Waverly Place, a Planned Unit

Development, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141023-0097778, as Amended in Instrument No. 20160218-0015586, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cavendish Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Andrew B. Bates, dated August 30, 2017 and recorded on September 11, 2017 in Instrument No. 20170911-0092864, in the Register's Office of Davidson County, Tennessee.

This property is improved property known as: **1023 Wedgewood Avenue, Nashville, TN 37203**

Grantor covenants that it is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of May, 2022.

Cavendish Investments, LLC

By: Andrew B. Bates, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Andrew B. Bates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of **Cavendish Investments, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at Office, this 31st day of May, 2022.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22. 2025