THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 888227 DEEDQC
07/13/2022 01:01:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220713-0080607

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2022.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
201 Kenner Ave, LLC	Boulevard Nashville, LLC	116-08-0-023.00
2206 21st Ave South	2206 21st Ave South	
Nashville, TN 37212	Nashville, TN 37212	

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, **Boulevard Nashville, LLC as to 77% undivided interest and InfraServ, LLC, as to 23% undivided interest,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **201 Kenner Ave, LLC,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee and being the Easterly part of Lot No. 55 on the plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract as of record at Plat Book 421, Page 100, Register's Office for said County, and described as follows:

Beginning on the Westerly margin of Kenner Avenue at the corner of Lots Nos. 55 and 56; Thence, with the line between said Lots 55 and 56, Westerly 130 feet to a point 70 feet East of the Northeasterly corner of Lot No. 112; thence, Southwardly 100 feet, more or less, to the Northerly margin of Woodmont Circle at a point 70 feet East of the Southeasterly corner of said Lot No. 112; thence, with said margin of Woodmont Circle, 80 Feet to the beginning of a curve; thence, around said curve with a radius of 371 feet Northeastwardly 75 feet to the Westerly margin of Kenner Avenue; thence, with said Kenner Avenue Northwardly 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Boulevard Nashville, LLC as to 77% undivided interest and InfraServ, LLC, as to 23% undivided interest by Warranty deed from J. Michael Smallcomebe, marred of record in Instrument No. 20220316-0030742 Register's Office for Davidson County, Tennessee, dated March 04, 2022 and recorded on March 16, 2022.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 12th day of July 2022.

Boulevard Nashville, LLC

By: Clayton B. Tate
Its: Chief Executive Manager

InfraServ, LLC

By: Thomas R. Kellogg
Its: Authorized Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Clayton B. Tate, 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 Chief Executive Manager (or other officer authorized to execute the instrument) of Boulevard Nashville, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Executive Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Chief Executive Manager.

Witness my hand and official seal at office, this 12th day of July 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Thomas R. Kellog, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him to be Authorized Member (or other officer authorized to execute the instrument) of InfraServ LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such Authorized Members has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid Member.

Witness my hand and official seal at office, this 12th day of July 2022.

Notary Public
My Commission Expires: _____

