BOX-10B

Karen Johnson Davidson County
Batch# 895713 DEEDQC
07/28/2022 02:33:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220728-0086260

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Golden Hand
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 TH OF July, 2022.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT HAND, ET AL	**SAME**	**091-11-0-213.00**
(NAME) **711 51ST AVENUE, NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ROBERT HAND, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **GOLDEN HAND AND ROBERT HAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 35th Councilmanic of Davidson County, Tennessee, being the southerly 100 feet of Lot Nos. 1002, 1004, 1006, 1008, and 1010 and the southerly 100 feet on the easterly 15 feet of Lot No. 1012 of Block 159, Plan No. 1, West Nashville, as of record in Book 57, Page 74 and Book 57, page 75, Register's Office for said county, described as follows:

Beginning on the westerly margin of 51st Avenue, North, formerly 10th Avenue, at a point 50 feet south of the southerly margin of Indiana Avenue; thence with the westerly margin of 51st Avenue, North, southwardly 100 feet to the northerly margin of an alley; thence with said alley, westwardly 150 feet; thence northwardly and parallel with 51st Avenue, North, 100 feet; thence eastwardly and parallel with 51st Avenue, North 100 feet; thence eastwardly and parallel with Indiana Avenue, 150 feet to the beginning.

TOGETHER with that portion of Alley No. 1223 extending from the south margin of Indiana Avenue southward to Alley No. 1203 abandoned by Metropolitan County Council Bill No. 089-785 of record in the Metropolitan County Court Clerk's Office for Davidson County, Tennessee, and acquired by GOLDEN E. HAND AND WIFE, DIANE HAND by quitclaim deeds of record in Instrument No. 20010815-0088070, dated July 24, 2001, and in Book 10128, Page 590, dated July 19, 1996, said Register's Office. DIANE S. HAND conveyed her interest in said property to GOLDEN E. HAND, SR. by quitclaim deed of record in Instrument No. 20040621-0073016, dated May 10, 2004, said Register's Office. GOLDEN HAND created a joint tenants with right of survivorship with ROBERT HAND by quitclaim deed of record in Instrument No. 20100817-0065059, dated August 17, 2010, said Register's Office. GOLDEN HAND has since conveyed his interest in said property to ROBERT HAND by quitclaim deed of record in Instrument No. 20101117-0092151, dated November 12, 2010, said Register's Office.

Being part of the same property conveyed to WILLIAM E. ISAACS REMODELING, INC. AND WILLIAM E. ISAACS CONTRACTORS, INC., by deed from SHIRLEY T. BORNSTEIN, dated July 29, 1983, of record in Book 6107, Page 159, said Register's Office. Also being the same property conveyed to GOLDEN E. HAND AND WIFE, DIANE HAND, by deed from WILLIAM E. ISAACS REMODELING, INC. AND WILLIAM E. ISAACS CONTRACTORS, INC., dated July 24, 2001 of record in Instrument No. 20010815-0088070, said Register's Office.

Also, being part of the same property conveyed to DANZEL C. PEDIGO AND WIFE, BEATRICE GERALDINE PEDIGO, by deed from DANZEL C. PEDIGO AND WIFE, BEATRICE GERALDINE PEDIGO, dated August 8, 1983, of record in Book 9051, Page 714, said Register's Office. Reference is hereby made to Warranty Deed to DANZEL C. PEDIGO AND WIFE, BEATRICE GERALDINE PEDIGO from CLESTON C. HUNTER AND WIFE, IZETTA ANN HUNTER, dated March 11, 1968 of record in Book 4128, Page 958, said Register's Office. Tract 2 is the westerly one-half of Alley # 1223 which was abandoned by METROPOLITAN CITY COUNCIL, BILL NO. 089-785, approved June 9, 1989, which reverted to DANZEL C. PEDIGO AND WIFE, BEATRICE GERALDINE PEDIGO as the adjoining property owners.

Also, being the same property conveyed to GOLDEN HAND AND WIFE, DIANE HAND, by deed from JAKIE D. COOK AND WIFE, BEVERLY S. COOK, dated September 5, 1986, of record in Book 6984, Page 489, said Register's Office.

THIS IS COMMERCIAL PROPERTY AND IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property known as **711 51st AVENUE NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 28 day of July, 2022.

Robert Hand
ROBERT HAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert Hand,** the 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 this 28 day of July, 2022.

My Commission Expires: 3/3/2026

Lee A. Cohen
Notary Public

