This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 903004 DEEDQC
08/12/2022 03:23:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0092000

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kevin Montgomery, Trustee PO Box 40466 Nashville, TN 37204	SAME	091 11 0 113.00

CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **KEVIN MONTGOMERY, TRUSTEE OF THE 806 51ST AVENUE NORTH TRUST, U/A/D JUNE 6, 2022,** in and to the following tract of land in Davidson County, Tennessee described as follows:

See attached Exhibit "A"

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 day of August, 2022.

CITY LIMITS CONSTRUCTION, LLC

KEVIN MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be authorized Agent of City Limits Construction, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and seal on this 11th day of August, 2022.

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2022.

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

EXHIBIT "A"

Tract 1

Being the southerly 60 feet of Lots 922 and 924 in Block No. 130, Plan No. 1, of West Nashville, which plan is of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said southerly 60 feet of Lot No. 922 faces 25 feet on an alley which is south of and parallel with Illinois Avenue and runs back 60 feet between parallel lines to a dead line. Said Southerly part of Lot No. 924 adjoins Lot No. 922 and borders 35 feet on said alley which is parallel with Illinois Avenue and runs back 60 feet between parallel lines to a dead line. Said southerly part of Lot No. 924 thus has a frontage of 60 feet on the easterly side of 51st Avenue N. and a frontage of 35 feet on said alley and is bounded on the east margin by said part of lot No. 922

Tract 2

Being Lots Nos. 918 and 920 of Block 130, Plan 1 of West Nashville, which plan is of record in Book 57, pages 74 and 75, said Register's Office.

Said Lots Nos. 918 and 920 adjoin and front together 50 feet on the south side of Illinois avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by Warranty Deed from L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20210831-0117297, Register's Office for Davidson County, Tennessee.