Karen Johnson Davidson County
Batch# 924795 DEEDQC
10/03/2022 03:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221003-0109051

THIS INSTRUMENT
PREPARED BY:
Rachel Schaffer Lawson
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

FROM: SAMUEL J. ROSS

TO: 220 TREUTLAND AVE, LLC

DIEGO SANTACRUZ
Notary Public, State of New York
No. 01SA6219424
Qualified in Kings County
Commission Expires July 01, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me this 16th day of August, 2022.

My Commission Expires: 07/01/2026

NOTARY PUBLIC

Address New Owners as Follows:
220 Treutland Ave, LLC
213 Van Brunt Street, 2nd Floor
Brooklyn, NY 11231

Send Tax Bills To:
Samuel J. Ross
213 Van Burnt Street, 2nd Floor
Brooklyn, NY 11231

Map-Parcel:
082-11-1-029.00

QUITCLAIM DEED

In consideration of Ten and No/100 ($10.00), and other good and valuable consideration, **Samuel J. Ross,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **220 Treutland Ave, LLC**, a Tennessee limited liability company, GRANTEE. Said property conveyed herein is described as follows:

Homestead and land located at:
220 Treutland Avenue
Nashville, TN 37207

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 16th day of August, 2022.

SAMUEL J. ROSS, GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel J. Ross, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 16th day of August, 2022.

Notary Public

My Commission Expires: 7/1/2026

DIEGO SANTACRUZ
Notary Public, State of New York
No. 01SA6219424
Qualified in Kings County
Commission Expires July 01, 2026

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 57 and part of Lot 58 on the Map of Bryan's Addition to Edgefield of record in Plat Book 21, Page 63, said Register's Office, with said property being further described as follows:

PARCEL A:
Land in Davidson County, Tennessee being the easterly 39 feet of Lot No. 57 on the Plan of John W. Bryan's Addition of Edgefield, now East Nashville, of record in Plat Book 21, Page 63, Register's Office of Davidson County, Tennessee. Said part of Lot front's 39 feet on the southerly side of Treutland Avenue an extends back between parallel lines 165 feet to an alley.

PARCEL B:
Land in Davidson County, Tennessee being the westerly 13 feet of the easterly 15 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Plat Book 21, Page 63, Register's Office of Davidson County, Tennessee. Said part of Lot No. 58 front's 13 feet on the southerly side of Treutland Avenue and extends back between parallel lines 165 feet to an alley.

PARCEL C:
Land in Davidson County, Tennessee being the westerly 13 feet of the easterly 15 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Plat Book 21, Page 63, Register's Office of Davidson County, Tennessee. Said part of Lot No. 58 front's 13 feet on the southerly side of Treutland Avenue and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Samuel J. Ross, an unmarried man by Warranty Deed November 14, 2019 from Daniel J. Richey, an unmarried man of record in Instrument No. 20191114-0117353 in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James Finger, 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 8/16/2022 (date of document).

James C. Finger Jr
Affiant Signature

8/16/2022
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

