QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 929636 DEEDQC
10/14/2022 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221014-0112826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TWOLSONECWHITAKER, LLC	**Same**	
(NAME)	(NAME)	**161-00-239; 161 05 0C 117.00; 080 11 0 004.00; and 081 15 0 044.00**
7615 US Hwy 70 S., Suite 1036		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANDRE BALLEW, A MARRIED MAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

TWOLSONECWHITAKER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 138 ON THE PLAN OF SECTION TWO HUNTINGTON PARK, OF RECORD IN BOOK 4175, PAGE 108, REGISTE'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ANDRE BALLEW, MARRIED, BY WARRANTY DEED FROM SHERZAD MUHSIN AND WIFE, SHELAAIR M. SALEEN, OF RECORD IN INSTRUMENT NUMBER 20060905-0109190, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

UNIT 17, HUNTINGDON PARK TOWNHOMES, AS ESTABLISHED BY MASTER DEED OF HUNTINGDON PARK TOWNHOME ASSOCIATION OF RECORD IN BOOK 8813, PAGE 573, AS AMENDED IN BOOK 9018, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANDRE BALLEW, MARRIED, BY WARRANTY DEED FROM TALLY HOOK AND HUSBAND KELVIN L. KING, OF RECORD IN INSTRUMENT NUMBER 20150505-0040868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III:

BEING LOT NO. 364, ON THE PLAN OF BORDEAUX HILLS, SECTION 2 OF RECORD IN PLAN BOOK 3600, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID LOT NO. 364 FRONTS 52.0 FEET ON THE SOUTHERLY MARGIN OF SNELL BLVD AND EXTENDS BACK 138.8 FEET ON THE NORTHWESTERLY LINE AND 145.0 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 67.67 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANDRE BALLEW, A MARRIED MAN, BY WARRANTY DEED FROM DENISE K. FAUST, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20150807-0078884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT IV:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 93, ON THE PLAN OF S.A. CHAMPION'S SUBDIVISION OF LOT NO. 85, ETC., IN THE HARDING PLAN, OF RECORD IN PLAT BOOK 161, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDRE BALLEW, A MARRIED MAN, BY WARRANTY DEED FROM ALLISON M. DAWKINS AND SPOUSE, BETTY S. DAWKINS, OF RECORD IN INSTRUMENT NUMBER 20180604-0053016, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **5125 Whitaker Drive, Nashville, TN 37211;**
745 Huntington Pkwy, Nashville, TN 37211;
1460 Snell Blvd., Nashville, TN 37218; and
1419 22nd Ave. N., Nashville, TN 37208

Witness our hands this the 14th day of October, 2022.

Andre Ballew

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andre Ballew**, the within named 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, this the 14th day of October, 2022.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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 10/14/22.

Date

Affiant Signature

10/14/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of October, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)