BOX 10-B

Karen Johnson Davidson County
Batch# 943310 DEEDQC
11/21/2022 12:01:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20221121-0123224

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-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(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 NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEVIN DEON HOWARD, II	**SAME**	**081-15-0-168.00**
(NAME) **211 DONELSON PIKE, UNIT M-109**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WBI HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DO HEREBY REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST, UNTO **KEVIN DEON HOWARD, II**, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****SEE ATTACHED LEGAL DESCRIPTION AND SURVEY FOR DESCRIPTION OF SAID PROPERTY.****

Being the same property conveyed to WBI Holdings LLC, a Tennessee Limited Liability Company, from Kenneth T. Robinson and William T. Robinson, Jr. and Ronald Robinson and Vernon Robinson and Marcus Robinson, by deed dated February 11, 2021, of record in Instrument No. 20210222-0020983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1409 DOCTOR DB TODD JUNIOR BOULEVARD, NASHVILLE, TN 37208**
(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 18 day of November, 2022.

WBI HOLDINGS LLC
A Tennessee Limited Liability Company

Kevin Howard II Sole member
BY: KEVIN DEON HOWARD, II, Sole Member

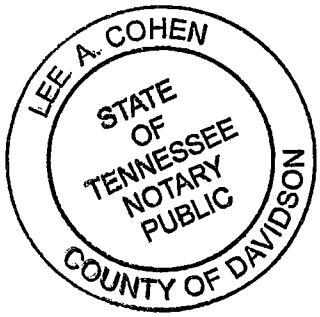
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kevin Deon Howard, II,** 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 Sole Member of **WBI Holdings LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that he as the Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **WBI Holdings LLC,** by himself as the Sole Member.

Witness my hand and official seal at office, this 18 day of November, 2022.

My commission expires: 3/3/2026

Lee A. Cohen
Notary Public

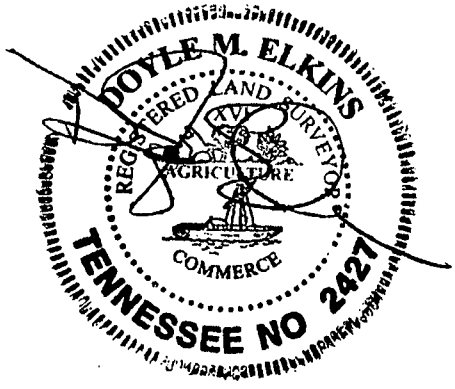


ELKINS SURVEYING COMPANY
520 WEST LYTLE ST. SUITE B
MURFREESBORO, TN 37130

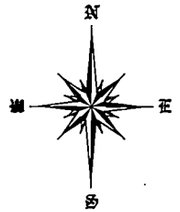
Legal Description
Davidson County Parcel ID: 08115016800
1409 DR DB Todd JR BLVD
Nashville, TN 37208
7,675 SF/0.18 ACRE

This certain parcel of real estate situated and located in Davidson County, State of Tennessee, and being described as follows to-wit:

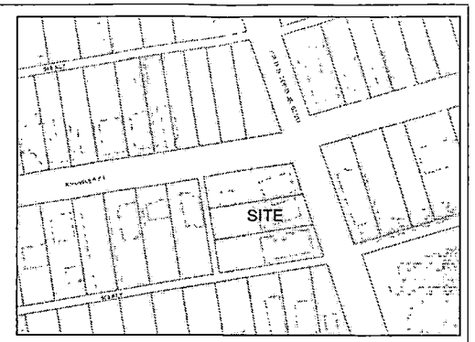
This property fronts DR DB Todd BLVD. Commencing at an IPS, Elkins #2427, being the NEC of this property and the SEC corner of Parcel ID: 08115016700, thence S 18°22'03" E a distance of 50.67' to an IPS, Elkins #2427, being the SEC of this property and the NEC of Parcel ID: 08115016900; thence S 80°57'03" W a distance of 159.00' to an IPS, Elkins #2427, being the SWC of this property, the NWC of Parcel ID: 08115016900 and along and with a 10' alley; thence N 05°50'56" W a distance of 50.08' to an IPS, Elkins #2427, being the NWC of this property; thence N 80°57'03" E a distance of 148.00' (passing an IPF @ 145.18') to an IPS, Elkins #2427, which is the point of beginning, having an area of 7675.0 square feet, 0.18 acres, more or less, according to a survey performed by Elkins Surveying Company dated June 8, 2021.



DOYLE ELKINS
03/232022



COMPASS NORTH



VICINITY MAP NOT TO SCALE

KNOWLES STREET (50' R.O.W.)

TAYLOR, W
1411 DR DB TODD JR BLVD
NASHVILLE, TN 37208
PARCEL: 08115016700
DB: 00008600 0000202
PLAT: 21/80

148.0000'
N 80°57'03" E

50.6886'
S 18°22'08" E

DR DB TODD JR BLVD (50' R.O.W.)

HOUSE

2.8'

HOWARD, K
1409 DR DB TODD JR BLVD
NASHVILLE, TN 37208
PARCEL: 08115016800
DB: 202102222 0020883
PLAT: 21/80

50.0781'
N 05°55'56" W

10' ALLEY PER REEDS

159.0000'
S 80°57'03" W

RENRICK SOUTHALL GROUP, LLC
1407 DR DB TODD JR BLVD
NASHVILLE, TN 37208
PARCEL: 08115015900
DB: 20201228 0153603
PLAT: 21/80

ALLEY 556 16'

ALLEY 556 16'

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- IRON PIN SET
- PK NAIL
- POWER POLE
- FIRE HYDRANT
- GAS METER
- SEWER MANHOLE
- WATER METER
- WATER VALVE

ALLEY 556

ROAD - CURB

ROAD - CNTR

ROAD - R.O.W.

PROP - LINE

0 40 80 120

DOYLE M. ELKINS
REGISTERED LAND SURVEYOR
TENNESSEE NO 2427

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

520 W Lytle St Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414

Elkinsdoyle@gmail.com

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

BOUNDARY SURVEY

1409 DR DB TODD JR BLVD
NASHVILLE, TN 37208
DAVIDSON COUNTY

PREPARED FOR: KEVIN HOWARD

DATE	SCALE	SHEET	DRAWN BY	PROJECT
06/10/2021	1" = 40'	1 OF 1	TVM/DME	21096