BOX 10-B	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 4TH DAY OF JANUARY, 2023. Notary Public MY COMMISSION EXPIRES: March 3, 2026 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
510 FOUNDATION	**SAME**	**072-06-0-379.00**
(NAME) **510 WOODLAND STREET** **ATTN: FINANCE DEPT.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 959999 DEEDQC
01/11/2023 10:59:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230111-0002355

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **510 FOUNDATION, A TENNESSEE NON-PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot 65 of the Resubdivision of P/O Lots 64 and 65 of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, said plat being of record in Book 8250, Page 751, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron pin at a sidewalk on the northerly margin of Leland Avenue, said point being the southeasterly corner of the tract herein described; thence following sidewalk North 84 degrees, 48 minutes 20 seconds West 50.0 feet to a point at Lot 64; thence following the border of Lot 64 North 09 degrees, 11 minutes, 53 seconds East 172.96 feet to a point; thence along a 15 foot alley South 85 degrees, 42 minutes, 50 seconds East 50.0 feet to a square rod at a fence corner; thence South 09 degrees, 11 minutes 53 seconds West 173.81 feet to the point of beginning, containing 8,644 square feet, more or less.

Being the same property conveyed to Coordination Plus, LLC from Leland D. Watts, married, by warranty deed dated March 15, 2013, of record in Instrument No. 20130318-0026261, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 8250, Page 751; Easement of record in Book 4269, Page 160; and any and all other 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 **1115 LELAND AVE., NASHVILLE, TN 37216**
(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 4th day of January, 2023.

COORDINATION PLUS, LLC
A Tennessee Limited Liability Company

BY: VIRGINIA N. PITTS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of **Coordination Plus, LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Coordination Plus, LLC**, by herself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 4th day of January, 2023.

My Commission expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON