Karen Johnson Davidson County
Batch# 960795 DEEDQC
01/12/2023 03:18:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230112-0002850

QUITCLAIM DEED TO COMBINE PARCELS

THIS INSTRUMENT PREPARED BY Rick Piliponis, Attorney, 525 Fourth Avenue South, Nashville, TN 37210		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: 974 Main, LLC 974 Main Street Nashville, Tennessee 37206	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 08309019300 and 08309019200

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

974 MAIN, LLC

HEREINAFTER called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto

974 MAIN, LLC

HEREINAFTER called the GRANTEE, **the following two parcels in Davidson County, Tennessee, for the sole purpose of combining the two separate parcels into one parcel.** The separate parcels are described as follows, to-wit:

TRACT ONE:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 1 on the Plan of Jane A.M. Davis Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 41, Chancery Court at Nashville, described as follows:

Beginning in the Southerly margin of Main Street at the corners of Lots No. 1 and 2; thence with the line between said two lots, Southwardly 170 feet to the Northerly margin of an alley; thence with said alley, Eastwardly 40 feet to the Southwest corner of the property conveyed to E.S. Lehning and wife, by deed from Ben T. Blanton and wife, of record in Book 670, Page 395, said Register's Office; thence with Lehning's Westerly line, Northwardly 170 feet to the Southerly margin of Main Street; thence with said street, Westwardly 42 feet, more or less, to the beginning.

Included in the above described property, but excluded therefrom, is that Tract described in Book 4553, Page 401, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Plan of Jane A.M. Davis Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 41, Chancery Court at Nashville, described as follows:

Beginning at the Southwest corner of the intersection of Clearview Avenue, formerly Lindsey Street, and South Tenth, formerly Church Street, running thence Westwardly with the South or Southerly margin of Clearview Avenue 51.5 feet to the intersection of Clearview Avenue and Main Street, formerly Gallatin Avenue; thence Westerly or Southwesterly, with the Southerly margin of Main Street, 51 feet, thence Southerly 170 feet to the Northern Margin of an alley; thence Easterly or Northeasterly with the Northern Margin of the alley, 44 feet to the Westerly margin of South Tenth Street; thence Northerly with the Westerly margin of South Tenth Street, 155 feet to the beginning.

Included in this description, but excluded herefrom is that Parcel which has been taken by the Nashville Housing Authority in its suit versus Atlantic Company, Case No. 80314, Third Circuit at Nashville, Davidson County, Tennessee and described as follows:

Beginning at a point in the Southerly margin of Main Street, said point being the Northwest corner of said property; thence along a line in a Southerly direction, a distance of 10 feet, more or less, to a point; thence along a line in an Easterly direction 10 feet from and parallel to the Southerly margin of Main Street a distance of 51 feet, more or less, to a point; thence continuing along a curve described by a radius of 32.5 feet, more or less, in a Southerly direction a distance of 63 feet, more or less, to a point on the Westerly margin of South Tenth Street; thence along the Westerly margin of South Tenth Street in a Northerly direction a distance of 13 feet, more or less, to a point of intersection with the Southerly margin of Clearview Avenue in a Northwesterly direction at a distance of 48.5 feet, more or less, to the point of beginning, and containing 788 square feet, more or less.

Tracts One and Two being the same property conveyed to 974 Main, LLC by Quitclaim Deed from Megalot, LLC, of record at Instrument number 20181015-0101887, Register's Office for Davidson County, Tennessee.

This is improved property known as **974 AND 978 Main Street, Nashville, Tennessee 37206.**

By and pursuant to this Quitclaim Deed, Tracts No. 1 and 2, bearing the separate addresses of 974 Main Street and 978 Main Street, are deeded and combined into one parcel.

WITNESS OUR HANDS this the 11th day of January, 2023.

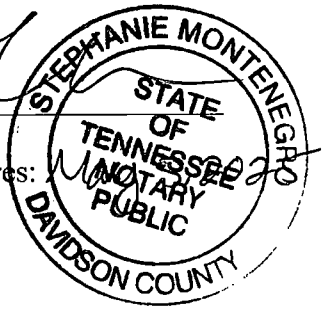
974 Main, LLC, by and through Member/Manager
Richard Piliponis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **RICHARD PILIPONIS, as an authorized Member/Manager of 974 Main, LLC,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument on behalf of and with the authority of 974 Main, LLC, personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 11th day of January, 2023.

NOTARY PUBLIC
My Commission Expires: May 10, 2025



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00.

AFFIANT

Sworn to and subscribed to before me this 11th day of January, 2023.

NOTARY PUBLIC
My Commission Expires: May 10, 2025

