Karen Johnson Davidson County
Batch# 971896 DEEDQC
02/17/2023 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230217-0011699

*** THE PURPOSE OF THIS INSTRUMENT IS THE CONSOLIDATION OF TWO (2) CONTIGOUS PARCELS INTO (1) PARCEL.**

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 16th day of February, 2023.

Notary Public

My Commission Expires: 9 / 8 / 25

This instrument prepared by:

Adam G. LaFevor
SoBro Law Group, PLLC
101 Lea Ave.
Nashville, TN 37210

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Build Nashville, LLC 601 44th Ave. North Memphis, TN 37209	New Owner	071 14 0 050.00 & 71 14 051.00

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Build Nashville, LLC**, ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Build Nashville, LLC**, ("Grantee"), its, successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Shelby County, Tennessee (the "Property") more particularly described as follows, to wit:

TRACT 1:

A lot or parcel of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being Lot No. 4 on the unrecorded subdivision of the Isaac N. Willis property, and a strip of land in the rear of said lot, described together as follows:

Beginning on the easterly margin of Willis Avenue, formerly Napoleon Street, at a point 270 feet north of the northerly margin of the Whites Creek Pike; thence with said Avenue northwardly 50 feet to a point 150 feet south of a rock fence or stone wall; thence eastwardly and parallel with said stone wall 182-1/3 feet, more or

less, to the westerly line of the Gibson Lands; thence South 5 degrees West 50 feet; thence westwardly 182-1/3 feet, more or less, to the beginning.

*Being the same property conveyed to Build Nashville, LLC by Warranty Deed from Rita F. Roberts, of record as Instrument No. 20220209-0014870, Register's Office for Davidson County, Tennessee.

TRACT 2

A tract or parcel of land being Lot No. 2 in the Elisha Gibson Plan and fronting on the North side of Whites Creek Pike and running back between parallel lines 150 feet more or less to an alley, being part of the land purchased by I.N. Willis from Mary Ann Bradley, of record in the Register's Office for Davidson County, Tennessee, also Lots Nos. 4-5 and fronting 50 feet each on Napoleon Street, and running back between parallel lines 115 feet.

*Being the same property conveyed to Build Nashville, LLC by Warranty Deed from Rita F. Roberts and Charles Michael Roberts, wife and husband, of record as Instrument No. 20181121-0114741, Register's Office for Davidson County, Tennessee.

GRANTOR:

BUILD NASHVILLE, LLC

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Agent of Build Nashville, LLC, and that he, as Authorized Agent, executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 16th day of February, 2023.

Notary Public

My Commission Expires: 9 / 8 / 25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lauren Degen ("Affiant"), 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 2-16-23 (date).

Affiant Signature

2-17-23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 17 day of February, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

