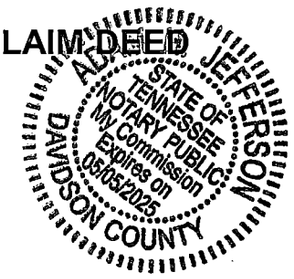
QUITCLAIM DEED



B-UB-23-613

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 14 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcus Briley Heflin and Samuel Allen Douthit	**New Owners**	
(NAME) **1212 Laurel St #812**	(NAME)	**07105002100**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douthit Investment Group, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, by these presents does hereby convey, assign, and quitclaim unto **Marcus Briley Heflin and Samuel Allen Douthit, as tenants in common,** hereinafter called the Grantees, their heirs, successors, and assigns, all Grantor's right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of Part of Free Silver Plan, as of record in Book 161, page 76, Register's Office for said County, and described according to a survey made by Norris H. Hickerson, Engineer, November 20, 1954, as follows:

Beginning at an iron pin on the northerly margin of Old Young's Lane, 452.1 feet west of an iron pin at the intersection of the west line of Whites Creek Pike, being Powell's southwest corner; thence with Powell's west line, north 17 deg. west 202.8 feet to a point on the southerly margin of Trinity Lane, said point being in a wire fence; being Woodruff's line; thence with WoodrufPs line, along said old fence, south 27 deg. 45 minutes west 78.1 feet to an iron pin in Benson's northeast corner; thence with his east line, south 18 deg. 15 minutes east 155 feet to an iron pin in the north margin of Old Young's Lane; thence with the margin of said Lane, north 60 deg. 45 minutes east 50 feet to the beginning.

Being the same property conveyed to **Douthit Investment Group, LLC, a Tennessee limited liability company,** by Warranty Deed from **Eunice Grisby and Belita Campbell,** of record in Instrument No. 20181004-0098824, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Karen Johnson Davidson County
Batch# 972450 **DEEDQC**
02/21/2023 10:46:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20230221-0012110

This is **improved** property known as: **613 Youngs Lane, Nashville, Tennessee 37207**.

Witness our hands this the 14 day of February, 2023.

Douthit Investment Group, LLC

Marcus Briley Heflin
Member

Samuel Allen Douthit
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marcus Briley Heflin and Samuel Allen Douthit,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as Members of Douthit Investment Group, a Tennessee limited liability company, the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of February, 2023.

Notary Public

My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY