Karen Johnson Davidson County
Batch# 980201 DEEDQC
03/13/2023 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230313-0018159

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Shawn P. Jackson
Affiant

Subscribed and sworn to before me, this the 9 day of March, 2023.

Michelle Gooden
Notary Public

My commission expires: 9/7/26

THIS INSTRUMENT PREPARED BY:
Spencer Fane Bone McAllester (APP)
511 Union Street, Suite 1000
Nashville, TN 37219

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
927 11th Avenue North, LLC 210 Juarez Drive Hermitage, Tennessee 37076	New Owner	092-04-0-269.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, LIZZIE M. LEGGS, a single woman, by these presents does hereby quitclaim and convey unto 927 11TH AVENUE NORTH, LLC, a Tennessee limited liability company, its successors and assigns, all his right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate (the "Property"):

See Exhibit A.

This is improved property known as 927 11th Avenue North, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 9 day of March, 2023.

Lizzie M. Leggs

Lizzie M. Leggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lizzie M. Leggs, 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 within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9 day of March, 2023.

Michelle Gooden

NOTARY PUBLIC

My Commission Expires: 9/7/26

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Exhibit A

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Lot No. 23 on the Plan of Johnson Bransford's Subdivision of Three Parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, as of record in Book No. 361, page 146, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 37 feet on the westerly side of 11th Avenue, North formerly Cumberland Street, and runs back between lines 154 feet, more or less, to an alley.

Being the same property conveyed to Lizzie M. Leggs by Final Decree Confirming Sale of record in Instrument No. 20081205-0117975, Register's Office for Davidson County, Tennessee.

This is improved property also known as 927 11th Avenue North, Nashville, Davidson County, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, CHARLES W. BONE, 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 March 9, 2023 (date of document).

Affiant Signature

March 13, 2023
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 13th day of March, 2023.

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 7, 2026

NATALINA D. ECKERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026