THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 992250 **DEEDQC**
04/14/2023 10 41:33 AM 2 pgs
Fees: $12.00 Taxes: $0 00

20230414-0027443

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2023.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
12th Ave North Townhomes, LLC, 2206 21st Avenue South Nashville, TN 37212	New Owner	08116048900 08116048800 08116048700

THE PURPOSE OF THIS DEED IS TO COMBINE THREE PARCLES INTO ONE

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **12th Ave North Townhomes, LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **12th Ave North Townhomes, LLC, a Tennessee limited liability company,** their heirs and assigns, all of their interest in the following land:

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

Land in Davidson County, Tennessee, being Lot No. 42, 43 and 44 on the Plan of The Map of Thomas Harding's First Addition of record in Plat Book 19, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 12th Ave North Townhomes, LLC by Warranty Deed from The Trustees of Greater Revelations Missionary Baptist Church dated May 13, 2022 and record on May 16, 2022 in Instrument No. 20220516-0056027 Register's Office for Davidson County, Tennessee.

This property more commonly known as 1017, 1019 and 1021 12th Ave North, Nashville, TN 37208.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of April 2023.

12th Ave North Townhomes, LLC

By: Clay Tate
Its: Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Clay Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of 12th Ave North Townhomes, LLC, the within named bargainor, and that he as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Manager.

Witness my hand and official seal at office, this 12 day of April 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026