Karen Johnson Davidson County
Batch# 1008048 DEEDQC
05/26/2023 09:47 16 AM 2 pgs
Fees $12 00 Taxes $0.00
20230526-0039828

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Little Hurricane, GP P.O. Box 943 Brentwood, TN 37024-0943	New Owner	59-16-0-176.00 59-16-0-177.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **WILLIAM L. BAUGHER, JR., MARRIED,** hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **LITTLE HURRICANE, GP, a Tennessee general partnership,** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 23 and 24 on the unrecorded Plan of Hickory Heights, said Lots Nos. 23 and 24 described together as follows:

Beginning at a point in the east margin of Avalon Drive at the corner of Lots No. 24 and 25, said point being 1,113 feet north from the north margin of Chris Street; thence with the line between Lots No. 24 and 25, easterly 150 feet to a point; thence northerly 83 feet to the north line of this Subdivision; thence with the north line of the same, westerly 154.81 feet to the east margin of Avalon Drive; thence with the margin of the same, southerly 122 feet to the point of beginning.

Being the same property conveyed to William L. Baugher, Jr. by Warranty Deed dated October 28, 2016 from Kenneth Keator and wife, Bettie Keator, of record as Instrument No. 20161102-0115758 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that this property is not the marital residence of Grantor or the Grantor's spouse and is not subject to any marital interests therein.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property known as 55 & 57 Avalon Ln, Nashville, TN 37027. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of May, 2023.

Grantor:

William L. Baugher, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **William L. Baugher, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2023.

Notary Public

My commission expires: My Commission Expires

January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00

AFFIANT

Sworn to and subscribed before me, this 23rd day of May, 2023.

Notary Public

My Commission Expires: January 20, 2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025