QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1018867 DEEDQC
06/26/2023 11:05:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230626-0048382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF [illegible] 2023.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

(AFFIX SEAL)

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
City View Development, LLC (NAME)	**New Owner** (NAME)	**08116045500**
1720 West End Avenue, Suite 300 (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ANDRE JOHNSON,** HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **CITY VIEW DEVELOPMENT, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the south 25 feet of Lot No. 20 and the north 12.5 feet of Lot No. 21 on the Map of Thomas Harding's First Addition, as of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said parts of said lots adjoin and front together 37.5 feet on the west side of 12th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Andre Johnson by Warranty Deed from JDRE, LLC of record in Instrument #20220607-0064994 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1031 12th Avenue North, Nashville, Tennessee 37208.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 22nd day of June, 2023.

Andre Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDRE JOHNSON,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June 2023.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY