Karen Johnson Davidson County
Batch# 1051840 DEEDQC
09/19/2023 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073731

QUITCLAIM DEED

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 18 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

BS-CA-23-1411

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1411 4th Ave. South Partners, LLC	new owner	
(NAME)	(NAME)	105-07-0-419.00
1407 Sweetbriar Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CUMBERLAND ADVISORY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **1411 4TH AVE. SOUTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/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 Lot No. 2 on the Plat of the Coursey Subdivision, of record in Book 5190, Page 517, Register's Office of Davidson County, Tennessee, and being more particularly described as follows;

Beginning at iron rod set on the westerly right-of-way line of 4th Avenue South and a corner common with Keith Leonard, as of record in Book 10313, Page 795, at the Register's Office for Davidson County, Tennessee; Thence with the westerly right-of-way line of 4th Avenue South, South 30 deg 43 min 30 sec East, 56.00 feet to an iron rod set at a corner common with Islamic Center of Tennessee, as or record in Deed Instrument No. 20200306-0025423, at said Register's Office;
Thence leaving the westerly right-of-way line of 4th Avenue South with the northerly property line of Islamic Center of Tennessee, South 69 deg 56 min 31 sec West, 158.51 feet to an existing iron rod on the easterly property line of Cumberland Advisory Group, LLC, as of record in Deed Instrument No. 20140429-0035830, at said Register's Office; Thence with the easterly property line of Cumberland Advisory Group, LLC, North 05 deg 00 min 33 sec East, 57.00 feet to an existing iron rod at the westerly terminus of Alley No. 1302;
Thence with the southerly terminus line of Alley No. 1302, North 68 deg 22 min 17 sec East, 16.32 feet to an iron rod at the easterly terminus of Alley No. 1302 and a corner common with said Keith
Leonard and continuing for a total of 124.04 feet to the point of beginning, containing 7,522 square feet (0.173 acres more or less).

Being part of the same property conveyed to Cumberland Advisory Group, LLC, by Warranty Deed from William M. Brooks, Jr., of record in Instrument No. 20140429-0035830, in the Register's Office of Davidson County, Tennessee, dated April 28, 2014, and recorded on April 29, 2014.

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.

This is **unimproved** property known as: **1411 4th Avenue South, Nashville, Tennessee 37210-4122**.

Witness my/our hand(s) this the 18th day of September, 2023

Cumberland Advisory Group, LLC

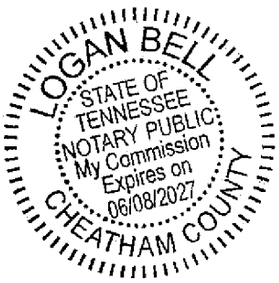
BY: _____
Glenn Dukes
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN DUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CUMBERLAND ADVISORY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of September, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Hunter Thrasher, 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 September 18, 2023.

Signature
Date: September 18, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 18th day of September, 2023 personally appeared before me, a notary public for the State aforesaid, Hunter Thrasher, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025