This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Fulmer Lucas Engineering, LLC
2002 Richard Jones Road, Suite B200
Nashville, Tennessee 37215

STATE OF TENNESSEE. COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION FOR THE HEREIN TRANSFER IS $0.00

Karen Johnson Davidson County
Batch# 1055096 DEEDQC
09/28/2023 03 26 45 PM 3 pgs
Fees $17 00 Taxes $0 00

20230928-0076350

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
28 Day of Sept, 2023.
A. Hayes, Deputy Register
MY COMMISSION EXPIRES: _____

ADDRESS OF NEW OWNER.	SEND TAX BILLS TO.	TAX MAP/PARCEL NO.
True Development, LLC 1023 Belvidere Dr Nashville, TN 37204	NEW OWNER	Tax Map 93-15 Parcels 330 00, 331.00, & 376 00

QUITCLAIM DEED

For and in consideration of the sum of Zero (0 00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, True Development, LLC, by these presents do hereby quitclaim and convey unto True Development, LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit.

Being a tract of land lying in Nashville, Davidson County, Tennessee of record in Instrument numbers 20150505 0040870, 20220823 0095101, and 20220823 0095101;

Beginning at the southernmost corner of the property located at parcel ID #09315033100,

Thence continuing along the easterly right-of-way line of 2nd Avenue South for the following calls. North 27 deg 26 min 43 sec West, 76.00 feet to a point, thence, North 27 deg 26 min 43 sec West, 50 00 feet to a point, thence, North 27 deg 26 min 43 sec West, 50 00 feet to a point; thence, North 62 deg 08 min 46 sec East, 190 00 feet to a point; thence, South 27 deg 26 min 43 sec East, 50.00 feet to a point; thence, South 27 deg 26 min 43 sec East, 50 00 feet to a point; thence, South 27 deg 26 min 43 sec East, 76.00 feet to a point, thence, South 62 deg 08 min 46 sec West, 190 00 feet to the point of beginning, containing 33,440 square feet or 0 77 acres more or less,

Being the same property conveyed to True Development, LLC of record in Instrument Numbers 20150505 0040870, 20220823 0095101, and 20220823 0095101

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to True Development, LLC, by deed of record as Instrument Numbers 20150505 0040870,

20220823 0095101, and 20220823 0095101, RODC, and as shown in the attached Exhibit of True Development, LLC Property dated 09/15/2023

Witness my hand and seal on this the 21 day of SEPTEMBER, 2023

True Development, LLC
By _____
John Hayes - Owner

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, JOHN HAYS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the OWNER of True Development, LLC, and is authorized by the corporation to execute this instrument on behalf of the corporation

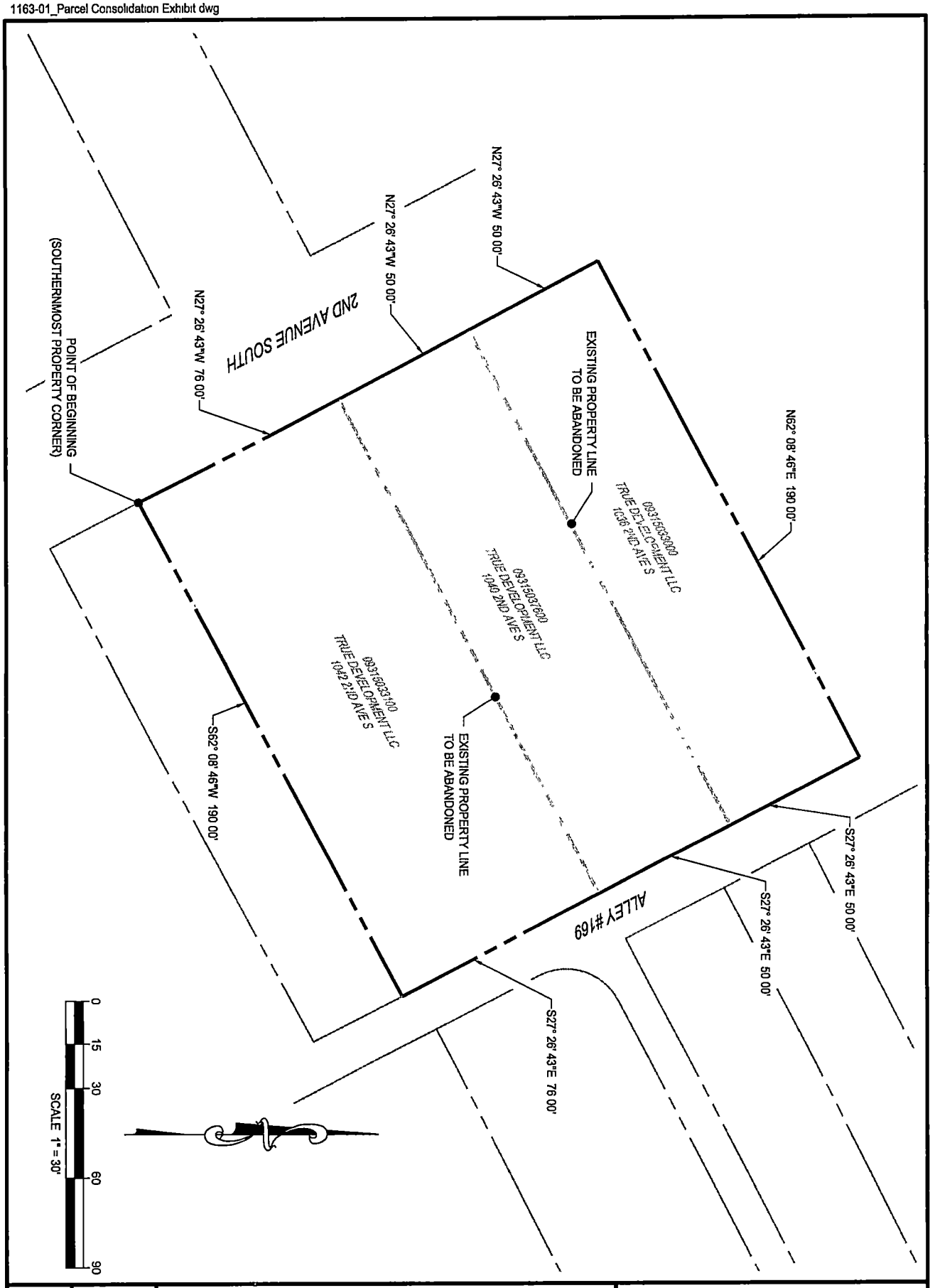
Witness my hand, at office, this 21 day of SEPTEMBER, 2023

_____
Notary Public

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires My Commission Expires May 3, 2027

1163-01_Parcel Consolidation Exhibit.dwg



QUIT

QUITCLAIM EXHIBIT (9/15/2023)

EXHIBIT FOR:

2ND AVE S CONDOMINIUMS

1042 2ND AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37210

FULMER LUCAS

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