Karen Johnson
Batch # 1112040
03/18/2024 01:54:49 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240318-0018518

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

AFFIANT

SUZY C. SATTERFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14 DAY OF March, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES
9-2-22

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL NO.
1300 4TH AVENUE S, LP 501 COMMERCE ST STE 1650 NASHVILLE,TN 37203	NEW OWNER	Tax Map: 105-07 Parcels: 451, 452, 453, 454, 455, 456, 457, 459, 460, 461, and 462.

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, 1300 4TH AVENUE S, LP, by these presents do hereby quitclaim and convey unto 1300 4TH AVENUE S, LP, 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 20230602 0041897;

Beginning at the southwest corner of the property at parcel ID 10507046200;

Thence continuing along the easterly row line of 4th Ave South for the following calls: North 30 deg 33 min 36 sec west, 105.40 feet to a point; thence, north 27 deg 29 min 57 sec west, 86.82 feet to a point; thence, north 27 deg 10 min 49 sec west, 83.00 feet to a point; thence, north 27 deg 16 min 57 sec west, 249.61 feet to a point; thence, north 60 deg 43 min 03 sec east, 41.13 feet to a point; thence, south 48 deg 28 min 04 sec east, 269.32 feet to a point; thence, south 62 deg 39 min 29 sec west, 61.71 feet to a point; thence, south 49 deg 43 min 38 sec east, 285.95 feet to a point; thence, south 59 deg 20 min 11 sec west, 180.00 feet to the point of beginning; containing 57,911 square feet or 1.33 acres more or less;

Being the same property conveyed to 1300 4TH AVENUE S, LP, of record in Instrument Number 20230602 0041897.

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to 1300 4TH AVENUE S, LP, by deed of record as Instrument No. 20230602 0041897, RODC, and as shown in the attached Exhibit of 1300 4TH AVENUE S, LP, Property dated 03-07-24. Parcel ID # 10507046100 is to be retained.

Witness my hand and seal on this the 14th day of March, 2024.

1300 4TH AVENUE S, LP
By: _____
Edward Tinsley - Owner

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Edward Tinsley, 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 1300 4TH AVENUE S, LP, and is authorized by the corporation to execute this instrument on behalf of the corporation.

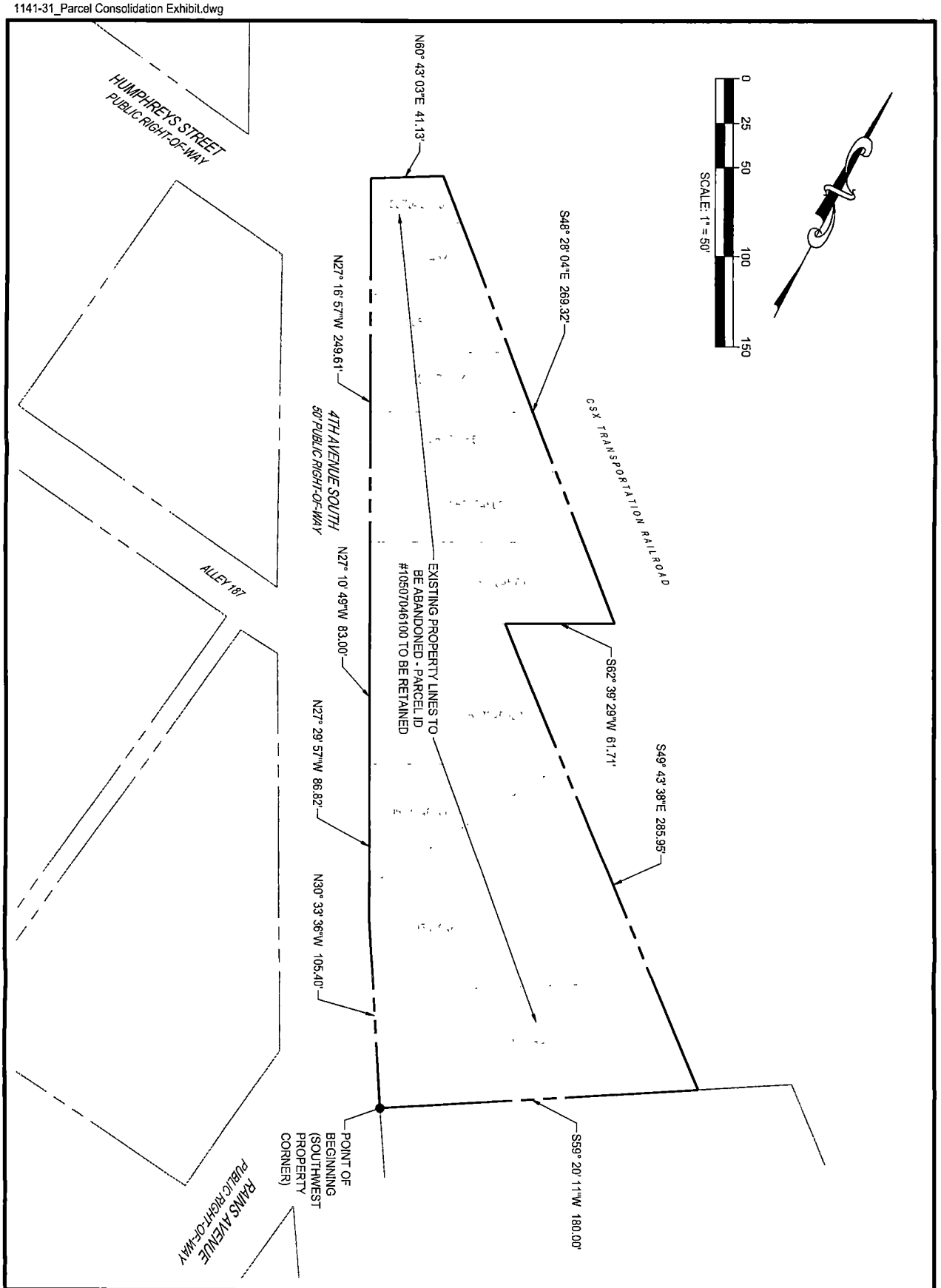
Witness my hand, at office, this 14th day of March, 2024.

_____
Notary Public

My commission expires: 9-2-24

SUZY C. SATTERFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1141-31_Parcel Consolidation Exhibit.dwg



EXH

QUITCLAIM EXHIBIT
(03/07/2024)

EXHIBIT FOR:

4TH AVE S

1300 4TH AVE S
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37210

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770