Karen Johnson Davidson County
Batch# 1133411 DEEDQC
05/10/2024 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240510-0034582

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Combined Map & Parcel No. 155-05-0-086.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this 9th day of May, 2024

Notary Public

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW, Ortale Kelley Law Firm**
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
714 Gallatin Holdings LLC	**"NEW OWNER"**
(Name)	(Name)
26 Inveraray	
(Street Address)	(Street Address)
Nashville, TN 27215	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED TO COMBINE SEPARATE MAP AND PARCEL NUMBERS INTO A SINGLE MAP AND PARCEL NUMBER

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **714 Gallatin Holdings LLC, a Tennessee Limited Liability Company**, hereinafter called the **"Grantor"**, does hereby quitclaim and convey, **for the purpose of combining separate map and parcel numbers into a single map and parcel number**, all of its right, title and interest to, **714 Gallatin Holdings LLC, a Tennessee Limited Liability Company,** hereinafter called the **"Grantee"**, its successors and assigns, certain tracts or parcel of improved property located in Nashville, Davidson County, Tennessee, and more fully described as follows, to-wit:

Land in Davidson County, Tennessee being Lot Nos. 11 and 12 on the Plan of Baxter's Eastwood Place, of record in Plat Book 421, Page 9, Register's Office for Davidson County, Tennessee and as more fully described according to the legal description prepared from the ALTA/NSPS Land Title Survey by Mark E. Lawrance, Tennessee Registered Land Surveyor No.1660, dated May 13, 2022 and attached hereto, as Exhibit "A".

Being the same property conveyed to 714 Gallatin Holdings LLC, a Tennessee Limited Liability Company, by Warranty Deed from James S. Higgins, as to an undivided fifty-percent (50%) interest and Richard D. Piliponis, as to an undivided fifty-percent (50%) interest, as tenants in common, of record in Instrument No. 20210525-0070578, Register's Office for Davidson County, Tennessee.

Current Separate Map and Parcel Numbers and Combined Map and Parcel Number

Current Map and Parcel Numbers: 083-05-0-086.00 and 083-05-0-443.00
Combined Map & Parcel Number: 083-05-0-086.00

Current Property Addresses and Combined Property Address

Current Property Addresses: 714 Gallatin Avenue, Nashville, Tennessee 37206 and
716 Gallatin Avenue, Nashville, Tennessee 37206
Combined Property Address: 714 Gallatin Avenue, Nashville, Tennessee 37206

This conveyance is subject to any and all easements and setback lines and restrictive covenants, if any, of record.

Witness my hand this 9th day of May, 2024.

714 Gallatin Holdings LLC, a Tennessee limited liability company

By: _____

Seth Yazdian, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned , a Notary Public of said County and State, personally appeared Seth Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Member of **714 Gallatin Holdings LLC, a Tennessee limited liability company,** the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **714 Gallatin Holdings LLC, a Tennessee limited liability company**, by himself as said Member.

Witness my hand and seal, at Nashville, Tennessee, this 9th day of May, 2024.

_____
Notary Public

My Commission Expires: 4-19-2025

APRIL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

EXHIBIT "A"

Lot 11:

Being a 0.183 Acres tract of land located in the 5th Council District of Davidson County, Tennessee, and being a portion of the property conveyed to 714 Gallatin Holdings, LLC as evidence by deed of record in Instrument No. 20210525-0070578, Register's Office Davidson County, Tennessee, and being Lot 11 on said Plan of Baxter's Eastwood Place, of record in Plat Book 421, Page 9, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 13, 2022, as follows:

BEGINNING at a railroad spike on the westerly margin of Gallatin Avenue (80' Right-of-Way), said spike being the common front corner of said Lots 11 and 12 on the Plan of Baxter's Eastwood Place;

Thence with said right-of-way of Gallatin Avenue, South 19 Degrees, 32 Minutes, 41 Seconds West a distance of 50.05 feet to an iron pin, said pin being the common front corner of said Lots 11 and the 710 Endeavors, LLC property of record in Instrument No. 20210920-0125937, Register's Office Davidson County, Tennessee;

Thence leaving said right-of-way, and with common lot line of Lots 11 and the 710 Endeavors, LLC property, North 70 Degrees, 38 Minutes, 07 Seconds West a distance of 159.35 feet to an iron pin, said pin being located on the easterly margin of Alley #1007;

Thence with said right-of-way of Alley #1007, North 19 Degrees, 38 Minutes, 57 Seconds East a distance of 50.04 feet to pk nail, said nail being the common rear corner of said Lots 11 and 12 on the Plan of Baxter's Eastwood Place;

Thence leaving said right-of-way, and with common lot line of Lots 11 and 12 of said Plan of Baxter's Eastwood Place, South 70 Degrees, 38 Minutes, 27 Seconds East a distance of 159.26 feet to the POINT OF BEGINNING, containing 7,973 Square Feet or 0.183 Acres, more or less.

Lot 12:

Being a 0.165 Acres tract of land located in the 5th Council District of Davidson County, Tennessee, and being a portion of the property conveyed to 714 Gallatin Holdings, LLC as evidence by deed of record in Instrument No. 20210525-0070578, Register's Office Davidson County, Tennessee, and being Lot 11 on said Plan of Baxter's Eastwood Place, of record in Plat Book 421, Page 9, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 13, 2022, as follows:

BEGINNING at a railroad spike on the intersection of the southerly margin of Chicamauga Avenue (50' Right-of-Way) and the easterly margin of Alley #1007 (12' Right-of-Way);

Thence with said right-of-way of Chicamauga Avenue, South 82 Degrees, 52 Minutes, 05 Seconds East a distance of 163.02 fee to a pk nail, said nail being on the intersection of the southerly margin of Chicamauga Avenue and the westerly margin of Gallatin Avenue (80' Right-of-Way);

Thence with said right-of-way of Gallatin Avenue, South 19 Degrees, 32 Minutes, 41 Seconds West a distance of 62.49 feet to a railroad spike, said spike being the common front corner of said Lots 11 and 12 on the Plan of Baxter's Eastwood Place;

Thence leaving said right-of-way, and with common lot line of Lots 11 and 12 of said Plan of Baxter's Eastwood Place , North 70 Degrees, 38 Minutes, 27 Seconds West a distance of 159.26 feet to a pk nail, said nail being located on the easterly margin of Alley #1007;

Thence with said right-of-way of Alley #1007, North 19 Degrees, 38 Minutes, 57 Seconds East a distance of 27.96 feet to the POINT OF BEGINNING, containing 7,201 Square Feet or 0.165 Acres, more or less.

Tennessee Certification of Electronic Document

I, April N. Bradley, 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 May 9, 2024. (Date of document)

Affiant Signature

May 9, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of May, 2024.

Notary's Signature

My Commission Expires: 9/25/2026

(*SEAL*)

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY