QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1137342 DEEDQC
05/20/2024 03:01:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240520-0037463

JM-QCD-24-313

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 17th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Damon and Cynthia Damon, husband and wife	**NEW OWNER**	
(NAME)	(NAME)	**106-12-0-003.00**
120 40th Avenue N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BRITISH CAR INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JEFFREY DAMON AND CYNTHIA DAMON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** 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. 26 on the Plan of Murfreesboro Road Industrial Subdivision, Section One, of record in Plat Book 3106, Page 119, Register's Office for Davidson County, Tennessee, and more particularly described according to a property survey prepared by John Kohl and Company, P.C. dated May 12, 1989 as follows:

Beginning at an iron pin in the Westerly margin of Wilhagan Road at the Southeast corner of the said Lot No. 26 and the Northeast corner of Lot No. 27; thence with the common boundary between Lots 26 and 27, North 73 degrees 59 minutes 00 seconds West 427.05 feet to a point in a drain; thence along said drain North 20 degrees 01 minutes 00 seconds East 100.09 feet to a point; thence leaving said drain South 73 degrees 59 minutes 00 seconds East 419.97 feet to a point in the Westerly margin of Wilhagan Road; thence with the Westerly margin of Wilhagan Road South 15 degrees 57 minutes 20 seconds West 99.85 feet to the point of beginning.

Being the same property conveyed to British Car Investors, LLC by Warranty Deed from J. D. Eatherly of record in Instrument No. 20060302-0024455, Register's Office for Davidson County, Tennessee, dated March 01, 2006 and recorded on March 02, 2006.

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 **improved** property known as: **313 Wilhagan Rd, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 17 day of May, 2024.

British Car Investors, LLC

BY: _____
Jeffrey Damon
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY DAMON, 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 MEMBER of BRITISH CAR INVESTORS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of May, 2024.

_____
Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206