Karen Johnson
Batch # 1149485
06/20/2024 02:02:05 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240620-0046457

Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2024. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COORDINATION PLUS, LLC	**SAME**	**060-16-0-160.00**
(NAME) **P. O. BOX 160591**	(NAME)	**060-16-0-159.00**
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SHELBYVILLAS, GP, A TENNESSEE GENERAL PARTNERSHIP,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ITS SUCCESSORS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **MONTGOMERY COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 248 and 249, as shown on the map entitled Final Plan of Joywood Heights, Section II, of record in Plat Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHELBYVILLAS, GP, a Tennessee General Partnership, from PLR PROPERTIES LLC, a Tennessee Limited Liability Company, by quitclaim deed dated March 25, 2024 of record in Instrument No. 20240402-0022651, Register's Office for Davidson County, Tennessee.

This conveyance is subject to that certain Deed of Trust to Equity Trust Company Custodian FBO David Lakey IRA #200227399 of record in Instrument No. 20230120-0004575; matters shown on the Plan of record in Plat Book 1130, pages 92 and 93' and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property known as **060-16-0-159 DELLWAY DRIVE & 126 DELLWAY DRIVE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of June, 2024.

SHELBY VILLAS, GP
A TENNESSEE GENERAL PARTNERSHIP

Virginia N. Pitts, Auth Agt
BY: VIRGINA N. PITTS, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared **VIRGINIA N. PITTS,** to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Authorized Agent of **SHELBYVILLAS, GP**, the within named bargainor, a Tennessee General Partnership, and she as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **SHELBYVILLAS, GP**, by herself as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 10th day of June, 2024.

Deborah J. Cohen
Notary Public

My Commission Expires: **March 3, 2026**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON