Karen Johnson Davidson County
Batch # 1149836 DEEDQC
06/24/2024 01:54:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240624-0046881

**THIS INSTRUMENT PREPARED BY:**
**Martin Heller Potempa & Sheppard**
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

THOMAS G. CONNOR, JR., AFFIANT

Subscribed and sworn to before me, this 13th day of June 2024.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOVEMBER 3, 2025

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **THOMAS G. CONNOR, JR. AND JULIA A. CONNOR, CO-TRUSTEES**<br>801 19th AVE N,<br>NASHVILLE, TN 37208 | New Owner | Map: 92-7<br><br>Parcel No.: 172.00, 170.00 & 173.00 |

**FOR AND IN CONSIDERATION** of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Thomas G. Connor, Jr. and wife, Julia A. Connor, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Thomas G. Connor, Jr. and Julia A. Connor, Co-Trustees of the GDR Trust, created October 18, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

**This is improved property known as 801, 803, & 807 19th Avenue North, Nashville, TN 37208** and more particularly described as follows:

**801 19th Avenue North**

**Tract 1:**

Being part of Lot. No. 1 on the Plan of W.G. Bush's Subdivision of Lot No. 16 Harding Lytle Tract, as of record in Book 57, Page 20, Register's Office for said County, described as follows:

Beginning at the northwest corner of 19th Avenue North, and Batavia Street, running thence northerly, with the West margin of 19th Avenue, North 55 feet to a point; thence at right angles westerly and parallel with the North margin of Batavia Street to the center of a sewer enclosing a former branch; thence with the center of said sewer, southwesterly to the East margin of a 20-foot alley; thence southerly with the East margin of said alley, to the southwest corner of said Lot No. 1 and on the North margin of Batavia Street, 2121/2 feet to the point of beginning.

**Tract 2:**

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located West of 19th Avenue North, South of Herman Street, being a portion of Parcel No. 170 as shown on the Davidson County Property Map 92-7 and being more particularly described as follows:

Beginning at a point in the easterly margin of a 20-foot alley, said point being N18°32'23"W, 20.84 feet along said margin from the most southwest corner of Sonia Doochin of record in Deed Book 5897, Page 636, R.O.D.C.; Thence, with said easterly margin N18°32'23"W, 33.12 feet to a point; Thence, leaving said margin N72°01'04"E, 38.09 feet to point; Thence S72°01'04"W, 50.22 feet to the point of the beginning, containing 631 square feet or 0.015 +/- acres.

**803 & 807 19th Avenue North**

**Tract 1:**

Being a tract or lot of land in the 3rd Ward of Nashville, Davidson County, Tennessee: Beginning at a point in the westerly margin of 19th Ave No. (formerly Durham St.) 129 feet, 3 inches northwest of the northwest corner of Batavia and 19th Ave No., (formerly Durham St.) running thence South 69 degrees West 89 feet to a point in the center of a branch running through Lot No. 1; thence with the center and meander of said branch, to a point where said branch intersects a 20 ft. alley, easterly margin; thence with said line of said alley northwardly 184 feet 6 inches, more or less; thence easterly 177 feet, 8 inches, more or less, to the westerly margin of 19th Avenue No. (formerly Durham St.); thence southerly along the westerly margin of said 19th Ave No. (formerly Durham St.) (beginning 150 feet from the southwest corner of Herman St.) to the beginning. Being part of Lot No. 1 in W.G. Bush's Subdivision of Lot 16 in the Harding Lytle Tract, a plan of which subdivision is of record in Book 57, Page 20, of the Register's Office for Davidson County, Tennessee.

Included in the above but excluded therefrom is that portion conveyed from Metropolitan Development and Housing Agency to Sonia Doochin in Book 10196, Page 638, Register's Office for Davidson County, Tennessee. Also included in the above but excluded therefrom is that portion dedicated for the Right-of-Way of Britt Place and any portion of Lot 1, if any, that is now a portion of Lots 1, 2 & 3 on the Plan of Britt Place Subdivision of record in Book 9700, Page 673, said Register's Office.

**Tract 2:**

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of W.G. Bush's Subdivision of Lot No. 16, Harding Lytle Tract, as of record in Book 57, Page 20, Register's Office for said County, described as follows:

Beginning on the westerly margin of 19th Avenue North, formerly Walnut Durham Street, at a point in the northeast corner of the property conveyed to Katie McEwen, by deed from Jim McEwen, Sr., and wife of record in Book 762, Page 203; thence with the westerly margin of 19th Avenue, North, northerly 58 feet 4 inches, more or less, to the southeast corner of the property conveyed to Stella Rick by deed from R.L. Knox of record in Book 512, Page 240; thence with Rich's line and the center of the a sewer enclosing a former branch southwestwardly to the northwest corner of said McEwen's property; thence with McEwen's northerly line eastwardly to the beginning.

Being the same property conveyed to Thomas G. Connor, Jr. and wife, Julia A. Connor, from Julius Doochin Fabrication Property, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20061113-0140043.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 13th day of June 2024.

**Thomas G. Connor, Jr., Grantor**

**Julia A. Connor, Grantor**

**STATE OF TENNESSEE )**

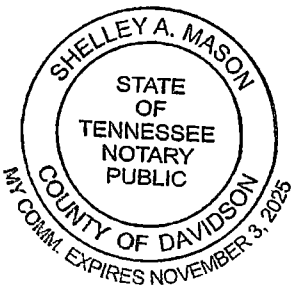
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Thomas G. Connor, Jr.**, the Grantor, 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.

Witness my hand and official seal at office, this 13th day of June 2024.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025




**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Julia A. Connor**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of June 2024.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

