Karen Johnson Davidson County
Batch# 1159344 DEEDQC
07/17/2024 12:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240717-0053848

PREPARED BY AND
RETURN TO:
Ewing Investments, LLC
2907 Tyne Blvd
Nashville, TN 37215

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Ewing Investments, LLC 2907 Tyne Boulevard Nashville, TN 37215	Same	093-140-303.00 093-140-307.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, EWING INVESTMENTS, LLC, a Tennessee limited liability company ("***Grantor***"), for the purpose of combining those certain tracts or parcels set forth above and more particularly described on **Exhibit A** into a single map and parcel, does hereby sell, quitclaim, and convey unto EWING INVESTMENTS, LLC, a Tennessee limited liability company ("***Grantee***"), and its successors and assigns, all of its right, title, and interest in those certain tracts or parcels of land located in Davidson County, Tennessee, together with all buildings and improvements thereon, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, said property being improved property with the following street addresses: 701 Ewing Avenue, Nashville, Tennessee 37203 (093-140-303.00) and 709 Ewing Avenue, Nashville, Tennessee 37203 (093-140-307.00) (collectively, the "***Property***").

Grantor and Grantee intend to combine the aforementioned parcels into a single parcel, to be described as set forth on **Exhibit A**.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused its name to be signed on this 16th day of July, 2024.

GRANTOR:

EWING INVESTMENTS, LLC,
a Tennessee limited liability company

By: EC Ewing, LLC, its sole member

By: _____
A. Taylor Preston, Managing Member

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county mentioned, personally appeared A. Taylor Preston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member of EC Ewing, LLC, a Tennessee limited liability company, the Sole Member of Ewing Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that such person as such Managing Member of the Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by such person as such.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 16th day of July, 2024.

_____
Notary Public

My Commission Expires: 8/31/27

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

LOT NO. 78 AND THE NORTHERLY PART OF LOT NO. 79 ON THE PLAN OF O. EWING'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 120, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF EWING AVENUE AND MIDDLETON, FORMERLY RAILROAD OR FERN STREET; THENCE WITH THE WESTERLY MARGIN OF EWING AVENUE, SOUTHWARDLY 84 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ED GREEN BY DEED FROM ELNORA SEVIER GREEN, OF RECORD IN BOOK 2200, PAGE 533, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID GREEN PROPERTY, WESTWARDLY 150 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 84 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF MIDDLETON STREET; THENCE WITH SAID STREET EASTWARDLY 150 FEET TO THE BEGINNING.

TRACT 2:

THE SOUTHERLY 16 FEET OF LOT NO. 79 AND THE NORTHERLY 30 FEET OF LOT NO. 80 ON THE MAP OF O. EWING'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 79 AND 80 FRONT TOGETHER 46 FEET ON THE WESTERLY SIDE OF EWING AVENUE AND RUN BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 84 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF RAILROAD STREET, 150 FEET TO AN ALLEY.

TRACT 3:

THE SOUTHERLY 20 FEET OF LOT NO. 80 ON THE PLAN OF O. EWING'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 80 FRONTS 20 FEET ON THE WESTERLY SIDE OF EWING AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF AN ALLEY, 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO EWING INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM SMALL BROTHERS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201610260113416, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 7/16/2024

Bainbridge Dillion
Affiant Signature

Date: 7/ 17 / 2024

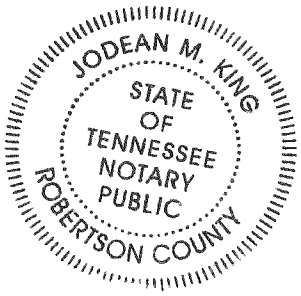
State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of July, 2024.

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 7 / 17 / 2024