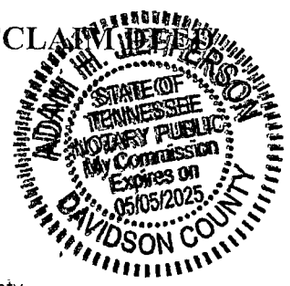
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

Karen Johnson
Batch # 1168423
08/13/2024 10:46:09 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240813-0061092

)-24-916-32-D

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
916B 32nd Ave N – Nashville LLC	**New Owner**	**09205035700**
(NAME)	(NAME)	
11018 Sebrite Dr.		
(ADDRESS)	(ADDRESS)	
Austin, TX, 78726		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KEVIN THOMAS ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

916B 32ND AVE N – NASHVILLE LLC, A TEXAS LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 2: BEING LOT NO. 18, BLOCK 28, ON THE PLAN OF FISK UNIVERSITY PLACE, OF RECORD IN PLAT BOOK 421, PAGES 4 AND 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN OLD IN THE EAST RIGHT-OF-WAY OF 32ND AVENUE NORTH AND BEING THE SW CORNER OF THE JAMES BROWN PROPERTY OF RECORD IN BOOK 4280, PAGE 883 AND LOT 19 ON SAID PLAT AND BEING THE NW CORNER OF THE SUBJECT LOT; THENCE, WITH THE SOUTH LINE OF LOT 19, N 79°29'22"E 150.00 FEET TO AN IRON PIN OLD IN THE WEST RIGHT-OF-WAY OF ALLEY NO. 1180 (20' ROW) AND COMMON CORNER OF LOTS 18 & 19; THENCE WITH THE ALLEY, S 10°29'22"E 24.85 FEET TO A POINT AND COMMON LINE WITH LOTS 17 & 18; THENCE S 79°39'22"W 150.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY OF 32ND AVENUE NORTH; THENCE WITH SAID RIGHT-OF-WAY N 10°29'22"W 24.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,727.50 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KEVIN THOMAS, BY QUITCLAIM DEED, FROM 916B 32ND AVE N – NASHVILLE LLC, A TEXAS LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20211207-0162178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: 916 D 32nd Ave N, Nashville TN, 37209.

Witness our hands this the 7th day of August, 2024.

KEVIN THOMAS

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN THOMAS,** the within named bargainor, 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, this the 7th day of August, 2024.

Notary Public

My Commission Expires: 02/03/2027

STEPHANIE THOMAS
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 134182882
MY COMM. EXP. 02-03-2027