Karen Johnson
Batch # 1200988
11/04/2024 09:03:54 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241104-0085334

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED FOR CONSOLIDATION OF TAX PARCELS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
909 Cheatham, LLC 404 Van Buren Street Nashville, TN 37208	Same	08112038500 08112038400

KNOW ALL MEN BY THESE PRESENTS THAT FOR THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, **909 CHEATHAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, does hereby quitclaim and by these presents does transfer and convey all of her right, title and interest unto **909 CHEATHAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, in and to the following tracts of land in Davidson County, Tennessee described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot Nos. 151 and 152, as shown on the map entitled Plan of McGavock's Town, North Nashville (having been erroneously referenced in prior deeds as "McGavock, Wetmore and Others First Addition, to Nashville, called Town of McGavock"), of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of Lot Nos. 151 and 152, front 50 feet on the southerly side of Cheatham Place (formerly Cheatham Street) and runs back between parallel lines, with the easterly margin of 10th Avenue, North, formerly Polk Street, 100 feet to a dead line.

TRACT 2:

Land in Davidson County, Tennessee, being the west 6 feet of the East 100 feet of Lot Nos. 151 and 152 and the west 56 feet of the North 10 feet of Lot No. 150, as shown on the map entitled Plan of MCGAVOCK'S TOWN, NORTH NASHVILLE (having been erroneously referenced in prior deeds as "McGavock, Wetmore and Others First Addition, to Nashville, called Town of McGavock"), of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the south margin of Cheatham Place (formerly Cheatham Street), at a point 50 feet east of the southeast corner of said Street and 10th Avenue North (formerly Polk Street); thence south parallel with the east margin of 10th Avenue North, 100 feet to the line between Lots 150 and 151; thence west with the line of said Lots, 50 feet to the east margin of 10th A venue, North; thence south with said Avenue, 10 feet; thence east parallel to the line between Lots 150 and 151, 56 feet to a point; thence north parallel to the east margin of 10th Avenue, North, 110 feet to the south margin of Cheatham Place; thence west with said Street, 6 feet to the beginning.

TRACT 3:

Land in Davidson County, Tennessee, being the north 10 feet of Lot No. 150, and the east 100 feet of Lot Nos. 151 and 152, as shown on the map entitled Plan of MCGAVOCK'S TOWN, NORTH, NASHVILLE (having been erroneously referenced in prior deeds as "McGavock, Wetmore and Others' Addition to the Town of Nashville"), of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the east margin of 10th Avenue North (formerly Polk Street), at the corner of Lots Nos. 150 and 151; said point being 100 feet south of the south margin of Cheatham Place (formerly Cheatham Street); thence easterly 50 feet to a point; thence northerly parallel to the east margin of 10th Avenue North, 100 feet to the south margin of Cheatham Place; thence with the margin of the same, easterly 100 feet to the west margin of an alley; thence with the margin of said alley, southerly 110 feet to a point; thence westerly 150 feet to the east margin of 10th Avenue North; thence with the margin of the same, northerly 10 feet to the point of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof described in the deed of record in Book 4165, Page 380, said Register's Office.

TRACTS 1, 2 AND 3, BEING the same property conveyed to 909 CHEATHAM, LLC, by Special Warranty Deed from BARBARA S. TURNER AND CHARLES ROBIN, CO-TRUSTEES OF THE BRUCE I. TURNER FAMILY TRUST U/W /0 BRUCE IRWIN TURNER, A ONE-HALF UNDIVIDED INTEREST, AND CHARLES M. ROBIN, EXECUTOR OF THE ESTATE OF SARA S. ROBIN, A ONE-HALF UNDIVIDED INTEREST, of record in Instrument No. 20231219-0097900, in the Register's Office for Davidson County, Tennessee, dated December 18, 2023, and recorded on December 19, 2023.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PURPOSE OF THIS DEED IS TO COMBINE TWO PRESENT TAX PARCELS INTO ONE TAX PARCEL

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1 day of November, 2024.

909 CHEATHAM, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
JACK MONTAGUE, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jack Montague, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the member of 909 Cheatham, LLC, the within named bargainor, a limited liability company and that he as such member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as member.

Witness my hand and official seal this 1 day of November, 2024.

Commission expires:

_____
Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1 day of November, 2024.

Notary Public

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON