Karen Johnson
Batch # 1234250
02/05/2025 09 08 47 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250205-0008650

This document prepared from information furnished by the parties and no title search was performed

PREPARED BY
Fulmer Lucas Engineering, LLC
2002 Richard Jones Road, Suite B200
Nashville, Tennessee 37215

STATE OF TENNESSEE COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THE HEREIN TRANSFER IS $0 00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 31 DAY OF Jan, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES
May 23 2026

NIZHYAR DOSKY
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 23, 2026
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	TAX MAP/PARCEL NO
1712 JEFFERSON ST LLC 5133 HARDING PIKE STE B10 NASHVILLE,TN 37205	NEW OWNER	Tax Map 81-15 Parcels 583, 637, 588, 589

QUITCLAIM DEED

For and in consideration of the sum of Zero (0 00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, 1712 JEFFERSON ST LLC, by these presents do hereby quitclaim and convey unto 1712 JEFFERSON ST LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit

Being a tract of land lying in Nashville, Davidson County, Tennessee of record in Instrument numbers 20240712 0052634, 20220601 0062998 and 20240712 0052635,

Beginning at the northeast corner of the property at parcel ID# 08115058800, thence continuing for the following calls

South 16 deg 38 min 32 sec east, 30 00 feet to a point, thence, north 66 deg 44 min 27 sec east, 40 27 feet to a point, thence, south 16 deg 38 min 45 sec east, 76 69 feet to a point, thence, south 73 deg 25 min 29 sec west, 40 00 feet to a point, thence, south 73 deg 25 min 29 sec west, 25 00 feet to a point, thence, south 73 deg 25 min 29 sec west, 185 00 feet to a point, thence, south 73 deg 25 min 29 sec west, 55 00 feet to a point, thence, north 16 deg 38 min 32 sec west, 98 00 feet to a point, thence, north 73 deg 25 min 29 sec east, 55 00 feet to a point, thence, north 73 deg 25 min 29 sec east, 110 01 feet to a point, thence, north 71 deg 07 min 55 sec east, 75 06 feet to a point, thence, north 71 deg 07 min 55 sec east, 25 02 feet to the point of beginning, containing 29,145 square feet or 0 67 acres more or less,

Being the same property conveyed to 1712 JEFFERSON ST LLC of record in Instrument Number 20240712 0052634, 20220601 0062998 and 20240712 0052635

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to 1712 JEFFERSON ST LLC, by deed of record as Instrument No 20240712 0052634, 20220601 0062998 and 20240712 0052635, RODC, and as shown in the attached Exhibit of 1712 JEFFERSON STREET, LLC Property dated 1-15-2025

Witness my hand and seal on this the 31st day of January, 2025

1712 JEFFERSON ST LLC

By _____

Derrick Morgan - Managing Member
(name) (title)

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Derrick morgan, 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, and who further acknowledged that he is the Managing Member of 1712 JEFFERSON ST LLC, and is authorized by the corporation to execute this instrument on behalf of the corporation

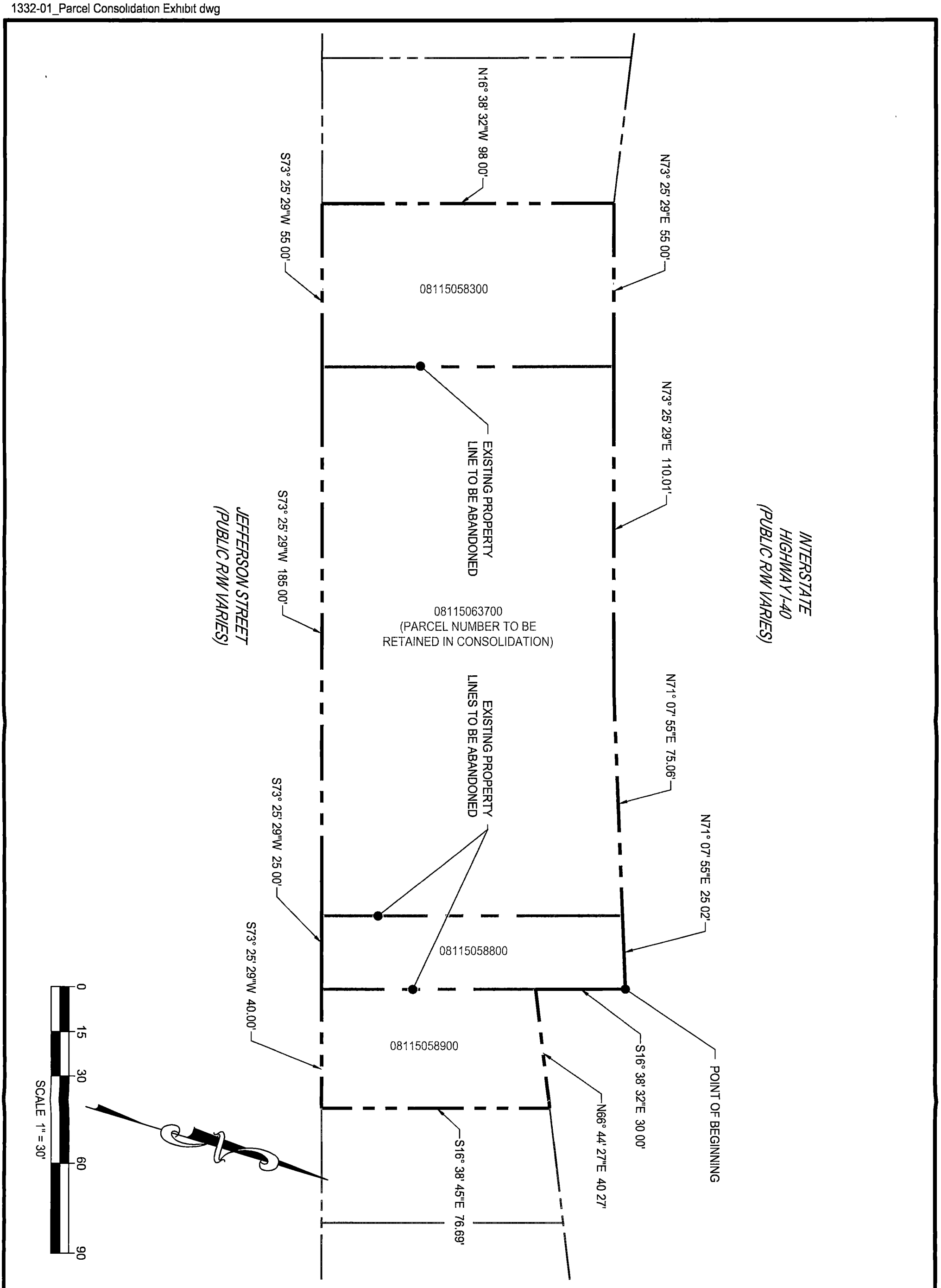
Witness my hand, at office, this 31 day of Jan, 2025

_____
Notary Public

My commission expires May 23 2026

NIZHYAR DOSKY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
May 23, 2026
COUNTY OF WILLIAMSON

1332-01_Parcel Consolidation Exhibit dwg



QUIT

QUITCLAIM EXHIBIT
(1/15/2025)

EXHIBIT FOR:

1712 JEFFERSON ST

1712 JEFFERSON STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS COM - (615) 345-3770