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

Karen Johnson Davidson County
Batch# 1346393 DEEDQC
11/14/2025 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251114-0090997

QUITCLAIM DEED FOR CONSOLIDATION OF TAX PARCELS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Robert Justin Luckett 5305 Heatherwood Drive Brentwood, TN 37027	Same	09111024000 09111049700

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

TRACT ONE: Parcel ID 09111049700 Address: 0 Georgia Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 823, Block No. 125, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75. Said Lot Nos. 815 and 817 front together 50 feet on the northerly side of Georgia Avenue and runs back between parallel lines, with the westerly margin of an alley, 150 feet to an alley in the rear.

Being part of the same properties conveyed to Robert Justin Luckett by Quitclaim Deed from Robert Justin Luckett of record in Instrument No. 20251030-0086338, Register's Office for Davidson County, Tennessee.

TRACT TWO: Parcel ID 09111024000 Address: 4910 Georgia Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, Being the easterly one half of Lot No. 7 on the Plan of John P. Williams' Addition to Nashville, as of record in Book 161, Page 70, Register's Office for said County.

That certain portion of 50th Avenue North extending between Georgia Avenue and Indiana Avenue, being more particularly described as being that portion of 50th Avenue North extending northwardly from the north margin of Georgia Avenue to the south margin of Alley No. 1203 projected, being the first alley north of and parallel to Georgia Avenue, and that portion of 50th Avenue North extending northwardly from the north margin of Alley No. 1203 projected to the south margin of Indiana Avenue, be and hereby closed, vacated and abandoned. Being the same property abandoned by the Metropolitan Government of Nashville to the adjoining property owners by Bill No. 71-53 adopted December 21, 1971.

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 13TH day of NOVEMBER, 2025.

Robert Justin Luckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Robert Justin Luckett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of November, 2025.

Notary Public

My Commission Expires_____

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2025.

Notary Public

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03, 2029

Certificate of Authenticity

I, Dylan Retter, 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 copy of the original document executed and authenticated according to law on 11/14/25.

Date

Affiant Signature

11/14/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029