Davidson County DEEDQC
Recvd: 06/09/04 15:25 1pgs
Fees:12.00 Taxes:0.00

20040609-0068474

QUITCLAIM DEED

B-CD-04-2400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Nichols Canyon LLC → Properties	Greenpoint Mortgage Funding,	
2576 Nichols Canyon Road (NAME) 2400 Oakland Avenue	(NAME) 100 Wood Hollow Drive	104-16-288
Los Angeles, CA 90046 (ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Novato, CA 94945	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Michael Simmons unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO ~~Nichols Canyon LLC~~ ☆ HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the northerly part of Lot No. 170 on the Belmont Company's Plan of Lots called "Belmont Heights" of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southeast corner of Linden Avenue and Oakland Street; thence with the easterly margin of Oakland Street, southwardly 42.0 feet; thence at right angles, eastwardly and parallel with the said alley, northwardly to the southerly margin of the said Linden Avenue; thence with the same, westwardly 65.7 feet to the beginning.

☆ Nichols Canyon Properties, LLC

unimproved ( )
This is improved (X) property, known as 2400 Oakland Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 26th day of May, 2004.

Michael Simmons

Being the same property conveyed to within named Grantor by Deed as of record in Instrument# 20040609-0068471, Register's Office for said County.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Michael Simmons unmarried, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 2004.

My Commission Expires 11-24-07

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public