File No. 280601212

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/14/08 16:17 2 pgs
Fees:12.00 Taxes:0.00
20080714-0072287

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY 2008.

Notary Public

MY COMMISSION EXPIRES: 9.17.2011 (AFFIX SEAL)

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MM Properties, LLC	Owner	Map 064-09-0 Parcel 295.00
(NAME) P.O. Box 7376	(NAME) P.O. Box 7376	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Curtis F. Seals and wife, Debbie Seals,** HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **MM Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 of Block 4 on the Plan of Berryville, as of record in Plat Book 421, Page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Curtis F. Seals and wife, Debbie Seals, by Warranty Deed from Jennifer L. Bingham and Sam Hubert Frye, as joint tenants with right of survivorship, of record in Instrument 20071106-0130868, dated October 31, 2007 and filed for record on November 6, 2007, Register's Office for said County.

This property is subject to: 2008 Real Property Taxes, and every year thereafter; Subject to all matters as set forth per Plat Book 421, Page 117; Easement(s) as shown of record in Book 10718, Page 552; all in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 4221 Woods Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 8th day of July 2008.

Curtis F. Seals

Debbie Seals

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Curtis F. Seals and Debbie Seals, 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 at office this 8th day of July, 2008.

Commission expires: 9.17.2011

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(seal)

File Number: 280601212

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122