File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/20/11 14:33 2 pgs
Fees:12.00 Taxes:0.00
20111220-0099431

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Roberts	Same	103 04 0 291.00
(NAME)	(NAME)	
201 Thompson Lane Suite 22		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Capital Journey, LLC

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Brandt, and Eric Sox and James Roberts, as tenants in common,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot Number 87, on the Map of Valley View Subdivision, Section III, as of record in Book 2330, page 148, Register's Office for said County.

Said Lot Number 87 fronts 68 feet along a slight curve on the Easterly margin of Sentinel Drive and extends back along lines 184.2 feet on the Northerly line and 175 feet on the Southerly line to a dead line in the rear measuring 30 feet thereon.

Being the same property conveyed to Capital Journey, LLC by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument Number, 20111216-0098560 Register's Office for said County.

X **This is investment property only and has never been the residence of the grantor at any time.**

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 204 Sentinel Drive Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness My hands this 19 th day of Dec, 2011.

James Roberts, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came James Roberts, Chief Manager with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager respectively of Capital Journey, LLC, a/k/a Capital Journey, the within named bargainor, and Limited Liability Company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 16th, day of December, 2011

NOTARY PUBLIC

My commission expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 12-19-11

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027