File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/05/15 10:18 3 pgs
Fees:17.00 Taxes:0.00
20150205-0010905

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 15th day of December, 2014.

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, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Sox	Same	059 16 0 011.00
(NAME) 7051 Highway 70 S	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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,

Creating Roads LLC

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

Eric Sox,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS 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. 26 on the Plan of Haynes Heights, Section II, as of record in Book 2331, pages 58 and 59, Register's Office for said County.

Said Lot Number 26 fronts 100 feet on the Easterly side of Gardner Lane and runs back 329.2 feet on the North line and 327.4 feet on the South line in a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Creating Roads, LLC, by Quitclaim Deed from Eric Sox, dated August 29th 2012, and recorded in Instrument No. 20120829-0077952, and being the same property conveyed to Eric Sox by Trustee's Deed from Wilson & Associates PLLC, dated August 3, 2012, and recorded in Instrument No. 20120807-0070215, and being the same property conveyed to Felix Osa-Oni and wife, Emma Osa-Oni, by Warranty Deed from Joseph K. Petway Jr., Meredith P. Petway, Janet Thompson the only Heirs at Law of Joseph K. Petway Sr., dated March 16, 2001, and recorded in Instrument No. 20010326-0028850, in the Register's Office in and for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2517 Gardner Lane Nashville, TN 37208
(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 our hands this 15th day of December, 2014.

Creating Roads, LLC

By: Eric Sox, Member of Creating Roads LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Eric Sox, Member of Creating Roads, LLC with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the authorized signer respectively of Creating Roads, LLC, the within named bargainor, and corporation, and that he as such appointed Eric Sox being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the authorized signer, as such Member of Creating Roads, LLC, and attesting the same of the corporation, by the said authorized signer as such Member of Creating Roads, LLC.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 15th, day of December, 2014

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3-3-15

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

