File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/04/15 14:19 2 pgs
Fees:12.00 Taxes:0.00
20151104-0112536

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 4th day of November, 2015

Notary Public

MY COMMISSION EXPIRES 2-25-19

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
American Consulting Corp	Same	130040C00100CO
(NAME) 3100 Dudley Ave	(NAME)	
(ADDRESS) Nashville, TN 37212	(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,

Cornerstone Investments, Inc.

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

American Consulting Corporation,

HEREINAFTER CALLED THE GRANTEE(S), ITS 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 Unit No. "A" on the plan of Hobbs And Wallace Subdivision, as of Record in Plat Book 6200, page 977, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Cornerstone Investments Inc by deed from Rubin Lublin TN PLLC, dated Oct 9, 2015, of record in Instrument Number 20151104-0112514 Register's Office for said County.

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 3600 Hobbs Road Nashville TN 37215
(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 4 th day of November, 2015

Cornerstone Investments, Inc

By President
Lane Wallace, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Lane Wallace, as President of Cornerstone Investments, Inc with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of Cornerstone Investments, Inc., the within named bargainor, and corporation, and that he as such appointed President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the President, as such Preident, and attesting the same of the corporation, by the said Predident as such President.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 4th, day of November, 2015

NOTARY PUBLIC

My commission expires 2·25·19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

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 11·4·15

Notary Public James C. Smith

My Commission Expires 2·25·19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY