BILL GARRETT, Davidson County
Trans:T20160008367 DEEDQC
Recvd: 02/01/16 11:21 1 pgs
Fees:13.00 Taxes:1.11
20160201-0009395

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Rita C Scarberry** ("Grantor"), an unmarried woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Magnum Investment, LLC,** (Grantee), a Tennessee limited liability company, all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 Hickory View, Section One, of record in Book 5210, Page 221, Register's Office for Davidson County, Tennessee, to which plan referecene his hereby made for a more complete and accurate legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at **Book 8138, Page 669** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 27th day of **January, 2016.**

Rita C. Scarberry
Rita C Scarberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Rita C Scarberry**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of January, 2016.

NINGHUA LIANG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/18/2018

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 300

AFFIANT

SUBSCRIBED AND SWORN before me this the 27th day of January, 2016.

NINGHUA LIANG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/18/2018

PROPERTY ADDRESS: 5424 Euala Drive, Nashville, TN 37211

Tax Parcel NO.: 162 05 0 295.00

PROPERTY OWNER: **Magnum Investment, LLC**

OWNER'S ADDRESS: PO Box 111571
Nashville TN 37222

MAIL TAX BILLS TO: **Magnum Investment, LLC**
PO Box 111571
Nashville TN 37222