BILL GARRETT, Davidson County
Trans:T20160036482 DEEDQC
Recvd: 05/03/16 10:04 2 pgs
Fees:12.00 Taxes:0.00
20160503-0043298

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.

Affiant

Ashley Bouslog
State of Tennessee Notary Public
Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/19/18

ADDRESS OF NEW OWNER:
DeRon C. Jenkins
1210 Gartland Ave. #A
Nashville, TN 37206

SEND TAX BILLS TO:
DeRon C. Jenkins
1210 Gartland Ave #A
Nashville TN 37206

PARCEL:
083 09 D 002.00

THIS INSTRUMENT made and entered into on this the 25th day of February, 2016, by and between DY PROPERTIES II, LLC, a Tennessee limited liability company, Grantor, and DERON C. JENKINS, Grantee.

WITNESSETH:

THAT, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby transfer, convey, and quitclaim unto the Grantee, his heirs and assigns, all of its right, title and interest, including any conditions, covenants, agreements, reservations, in and to the following described parcel of real property situated in Davidson County, Tennessee, and more particularly described as follows:

Being Unit B Gartland Townhomes, a Horizontal Property Regime, as established by Declaration of Covenants, Conditions and Restrictions for 1210 Gartland Avenue Townhomes, Units A & B, Garland Townhomes, recorded January 22, 2014 as Instrument No. 20140122-0006201, Register's Office for Davidson County, Tennessee.

Being a portion of the same real estate conveyed to DY Properties II, LLC, a Tennessee limited liability company by deed filed for record November 27, 2013 in Instrument No. 20131127-0122004, in the Register's Office of Davidson County, Tennessee. Reference is made to Articles of Organization of DY Properties II, LLC of record in Instrument No. 20020424-0050819, in said Register's Office.

IN TESTIMONY WHEREOF, the Grantor has hereunto set its signature the day and date first above written.

DY PROPERTIES II, LLC, a Tennessee Limited partnership

By:

Name: DeRon Jenkins

Title: Owner / President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Polly E. Lavit, a notary public of the state and county aforesaid, personally appeared Deron C. Jenkins, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be managing member of DY PROPERTIES II, LLC, the within named bargainor, a Tennessee limited liability company, and that himself as such managing member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as managing member

WITNESS MY HAND and seal, at office, on this the 25th day of February, 2016.

Polly E Lavit
Notary Public

My Commission Expires: 5/8/18

Polly E. Lavit
State of Tennessee Notary Public
Davidson County