QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-27-19
(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

File No.: ALW-15-511

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM SMALLMAN	NEW OWNER	
(NAME)	(NAME)	
511 Southgate Avenue		**10511015200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/We, **WILLIAM SMALLMAN, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **MAGNESS GROUP, INC.**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 B, HOMES ON NEAL TERRACE, as shown at Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150707-0065698, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to William Smallman, married by Warranty Deed from Michael D. Cathey and Deborah D. Cathey, recorded on the 21st day of April, 2015 in Instrument No. 20150421-0035684, in the Register's Office of Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

unimproved ☐

This is improved ☒ property, known as 511 Southgate Avenue, Nashville, TN 37203

(House Number) (Street) (City or Town) (State) (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.

BILL GARRETT, Davidson County
Trans:T20160043496 DEEDQC
Recvd: 05/24/16 10:53 2 pgs
Fees:12.00 Taxes:0.00

20160524-0051912

Witness our hands this 19th day of May, 2016.

WILLIAM SMALLMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM SMALLMAN**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2016.

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Commission expires: 5/6/19

Notary Public