BILL GARRETT, Davidson County
Trans:T20160063701 DEEDQC
Recvd: 07/25/16 11:07 2 pgs
Fees:12.00 Taxes:0.00
20160725-0076226

This instrument prepared by:
Paul S. Parker
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Susan Shouldis	Same	071-16-0-233.0
N 7th Street Rental, LLC		
237 N. Almont Drive, #105		
Beverly Hills, CA 90211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Michael Pearsall (sometimes "Grantor") does hereby assign, transfer and convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Debra DiGuglielmo and Susan Shouldis, as tenants in common (sometimes "Grantees"), and their successors, heirs and assigns. The real estate is described as follows:

LAND in Davidson County, Tennessee, being Lots 190 and 191, as shown on the Map entitled Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

BEING the same property conveyed to Debra DiGuglielmo, Susan Shouldis and Michael Pearsall by Warranty Deed from Samaul Hawksley dated the 7th day of April, 2016 and recorded the 12th day of April, 2016 in Instrument No. 20160412-0034863, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Affiant

Subscribed and sworn to before me this the 22nd day of July, 2016.

Notary Public

My Commission Expires: _____

PHYLLIS R. VANOLST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 18, 2016

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This is improved property known as 1210 North 7th Street, Nashville, Tennessee 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

DATED this the 7 day of July, 2016.

MICHAEL PEARSALL

STATE OF ~~TENNESSEE~~ New Jersey)
COUNTY OF ~~DAVIDSON~~ Ocean)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Pearsall, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand ~~and seal~~, at office, this 7th day of July, 2016.

Notary Public

My Commission Expires: April 13th 2021

CAROL A GABRIELI
Notary Public - State of New Jersey
My Commission Expires Apr 13, 2021