Davidson County DEEDQC
Recvd: 07/26/16 09:07 3 pgs
Fees:17.00 Taxes:0.00
20160726-0076606

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of July, 2016.

NOTARY PUBLIC
My Commission Expires: 10/3/17

J. Carlton Drumwright
State of Tennessee
Notary Public
Williamson County

ADDRESS OF NEW OWNER:
AHN Develop Nashville, LLC
213 Whorley Drive
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

Map & Parcel: 150-010-068.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jay Nelson and Patrick Webb,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **AHN Develop Nashville, LLC, a Tennessee limited liability company,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 249 on the plan of Edge-O-Lakes Estates, Section 3, of record in Book 2600, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jay Nelson and Patrick Webb from HSBC Bank USA, National Association as Trustee for Home Equity Loan Trust Series ACE 2005-HE5, by Special Warranty Deed, of record in Instrument No. 20080716-0073082, Register's Office for Davidson County, Tennessee.

This is property commonly known as 213 Whorley Drive, Nashville, TN 37217.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 21st day of July, 2016.

Jay Nelson

Patrick Webb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jay Nelson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 21st day of July, 2016.

My Commission Expires: 10/2/17

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Patrick Webb**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 21st day of July, 2016.

My Commission Expires: 10/2/17

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

