BILL GARRETT, Davidson County
Trans:T20160064550 DEEDQC
Recvd: 07/27/16 10:55 1 pgs
Fees:13.00 Taxes:14.80

20160727-0077261

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, **Jason W Sherrill**, unmarried, ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Magnum Investment LLC,** a Tennessee Limited Liability Company, (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 205, on the Plan of Hillbrook, Section 11, of record in Plat Book 3300, Page 12, said Register's Office, to which reference is hereby made for a more complete and accurate description.

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

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20130513-0048190** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 26th day of **July, 2016**

Jason W Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason W Sherrill,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of July, 2016.

NINGHUA LIANG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 11/18/2018 NOTARY PUBLIC

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 **$4000**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 26th day of July, 2016.

NINGHUA LIANG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 11/18/2018 NOTARY PUBLIC

PROPERTY ADDRESS:	**207 Lucky Dr, Nashville, TN 37211**
TAX PARCEL NO.:	14801007200
PROPERTY OWNER:	**Magnum Investment LLC**
OWNER'S ADDRESS:	P O Box 111571 Nashville TN 37222
MAIL TAX BILLS TO:	Owner at Owner's Address