THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information Furnished by the parties. 2016-0491

Davidson County DEEDQC
Recvd: 08/18/16 14:08 3 pgs
Fees:17.00 Taxes:0.00
20160818-0086473

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Sworn to and subscribed to before me this 15 day of August 20 16.

Notary Public

My commission expires: 7-11-20

Name and Address of New Owner:
Split Rock Development, LLC
807 2nd Ave S
Nashville, TN 37210-2007

Send Tax Bills To:
Owner

Street Address of Subject Property:
925 South Street
Nashville, TN, 37203

Parcel ID:
105-02-0-475-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Talbert Construction Advisors, LLC,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Split Rock Development, LLC,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section One Hundred, Edgehill Estates of record in Plat Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Talbert Construction Advisors, LLC by deed of Peggy Mathes, Administrator of the Estate of Lottie L Coffee, by Order of the Probate Court of Davidson County, TN, being Docket No. 16P-1073 and said Warranty Deed of record in Instrument No. 20160818-0086472, said RODC, TN.

Being also known as 925 South Street Nashville, TN 37203.

WITNESS my hand this 15th day of August, 2016

Grantor –
Talbert Construction Advisors, LLC

BY: _____
Title: Agent

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me the undersigned, a Notary Public in and for said State and County, personally appeared Ryan Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, to be Agent of Talbert Construction Advisors, LLC, the bargainor, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 15th day of Aug, 2016.

_____
NOTARY PUBLIC

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 7-11-20

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON