QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

RICHARD M. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 18, 2016

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

THIS INSTRUMENT WAS PREPARED BY
SOBRO LAW GROUP, PLLC
513 3RD AVENUE SOUTH, NASHVILLE, TN 37210

BILL GARRETT, Davidson County
Trans:T20160082932 DEEDQC
Recvd: 09/21/16 13:22 2 pgs
Fees:12.00 Taxes:0.00
20160921-0099478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magness Group, Inc.	NEW OWNER	11806006100
(NAME)	(NAME)	
2814 12th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, that **MAGNESS GROUP, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **MAGNESS GROUP, INC.**., HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 1: Land in Davidson County, Tennessee being Unit No. 1 and Unit No. 2 of Lot No. 13-B, on the plan of Battlefield Estates, Section I, as shown on plat of record in Plat Book 843, Page 96 and 97, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being a portion of the property conveyed to Magness Group, Inc. by Warranty Deed from Carolyn Pillow and husband, Gregory K. Pillow, Jr., of record as Instrument No. 20160719-0074439 in the Register's Office for Davidson County, Tennessee.

Lot 2: Land in Davidson County, Tennessee, being Unit No. 3 of Lot 13-B and Unit No. 1 of Lot 14-B on the Plan of Battlefield Estates, Section 1, of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Magness Group, Inc. by Warranty Deed from Carolyn Pillow and husband, Gregory K. Pillow, Jr., of record as Instrument No. 20160719-0074439 in the Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO CREATE SEPARATE TAX PARCEL IDs FOR EACH OF THE ABOVE DESCRIBED LOTS.

unimproved ☐
This is improved ☒ property, known as 901 Gale Lane, Nashville, Tennessee 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this 21st day of September, 2016.

MAGNESS GROUP, INC.

William Smallman, President

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 is the President of Magness Group, Inc., and that he, as Authorized Agent, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 2016.

Commission expires: 10/18/16

Richard M Williams
Notary Public

RICHARD M WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 18, 2016