BILL GARRETT, Davidson County
Trans:T20160083057 DEEDQC
Recvd: 09/21/16 15:42 3 pgs
Fees:17.00 Taxes:0.00
20160921-0099717

This instrument prepared by:
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.:
Dano Family Investment Services Trust	Dano Family Investment Services Trust	
2811 Oakland Ave	2811 Oakland Ave	082-14-0-008.00
Nashville, TN 37212	Nashville, TN 37212	082-14-0-009.00

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE TWO PARCELS INTO ONE PARCEL.

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, Kimberly Dano, as Trustee of the **DANO FAMILY INVESTMENT SERVICES TRUST** and David Dahlroos, III, as Trustee of the **DAHLROOS FAMILY INVESTMENT SERVICES TRUST** ("**Grantors**") do hereby assign, transfer and convey, and quitclaim all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto themselves and their successors, heirs and assigns in the same proportion in which they held such interests immediately prior to this conveyance. For purposes of clarification, as a result of this conveyance, David Dahlroos, III, as Trustee of the **DAHLROOS FAMILY INVESTMENT SERVICES TRUST** shall hold a **TWENTY AND 45/100 PERCENT (20.45%)** tenancy in common interest and Kimberly Dano, as Trustee of the **DANO FAMILY INVESTMENT SERVICES TRUST** shall hold a **SEVENTY-NINE AND 55/100 PERCENT (79.55%)** tenancy in common interest. The real estate, in which the undivided tenancy in common interests are transferred, is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 31 on the original plan of Nashville, not of record, and described as follows:

Beginning at the southwest intersection of 3rd Avenue North, and Harrison Street; thence with the margin of said avenue, southerly 70 feet to a point; thence westerly 108 feet to a point; thence northerly 70 feet to a point in the southerly margin of Harrison Street; thence with the margin of the same, easterly 108 feet to the point of beginning.

Being the same property conveyed to Kimberly Dano, as Trustee of the Dano Family Investment Services Trust by Warranty Deed recorded on the 17th day of August, 2015 as Instrument No. 20150817-0082310. And, being the same property in which a **TWENTY AND 45/100 PERCENT (20.45%)** tenancy in

common interest was conveyed to David Dahlroos, III, as Trustee of the Dahlroos Family Investment Services Trust by Quitclaim Deed recorded on December 4, 2015 as Instrument No. 20151204-0122697.

THIS conveyance is subject to a Deed of Trust recorded as Instrument No. 20150817-0082311 and an Assignment of Rents recorded as Instrument No. 20150817-0082312, both recorded on the 17th day of August, 2015, Register's Office for Davidson County, Tennessee (collectively, the "**Recorded Encumbrances**").

Kimberly Dano, as Trustee of the **DANO FAMILY INVESTMENT SERVICES TRUST**, shall maintain responsibility for paying the now-existing mortgage secured by the Recorded Encumbrances. Kimberly Dano, as Trustee of the **DANO FAMILY INVESTMENT SERVICES TRUST** shall hold the Dahlroos Family Investment Services Trust harmless for any and all liabilities associated with the foregoing Recorded Encumbrances.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Affiant

Notary Public

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG 18, 2018

This conveyance is improved property, known as 717 & 719 3rd Avenue North, Nashville, Davidson County, Tennessee.

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.

WITNESS our hands this the 21st day of September, 2016.

Kimberly Dano, Trustee

David Dahlroos, III, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Dano, as Trustee of the Dano Family Investment Services Trust, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of September, 2016.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Dahlroos, III, Trustee, as Trustee of the Dahlroos Family Investment Services Trust, 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 21st day of September, 2016.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018