File 23911

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

BILL GARRETT, Davidson County
Trans: T20160084369 DEEDQC
Recvd: 09/26/16 12:36 2 pgs
Fees: 12.00 Taxes: 0.00
20160926-0101252

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Colleen Newcomb

Subscribed and sworn before me, this the 16th day of September 2016.

Notary Public: Valerie L. Kane

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

ADDRESS OF NEW OWNER:
Clark B. Cummings
P.O.Box 1615
Mt. Juliet, TN 37121-1615

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
064-16-0-D-141.00- CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **C and N. Properties, LLC,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Clark B. Cummings and wife, Melissa Cummings, and Mark Nelson and wife, Kelli D. Nelson,** (hereinafter referred to as "**GRANTEES**") their heirs and assigns, in and to the following described tract of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 164 on the Plan of Section Three, TRUXTON PARK, as of record in Instrument Number 20011024-0116272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clark B. Cummings, a married man Mark Nelson and wife, Kelli D. Nelson, by Warranty Deed from Patricia J. Cox-Snow, a married woman, joined by Husband, Jerry Snow, dated October 27, 2005, of record in Instrument No. 20051101-0131812, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to C and N. Properties, LLC, by Quitclaim Deed from Clark B. Cummings and wife, Melissa Cummings and Mark Nelson and wife, Kelli D. Nelson, dated February 20, 2006, of record in Instrument No. 20060322-0032677, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 2312 Crescent Valley Place, Hermitage, TN 37076.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 16th day of September 2016.

C and N Properties, LLC.

By: Clark B Cummings

Clark B. Cummings, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clark B. Cummings, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Managing Member of C and N Properties, LLC, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Clark B. Cummings as such Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of September, 2016.

Notary Public

My Commission Expires: 7/8/19

ASHLEY D STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JULY 08, 2019