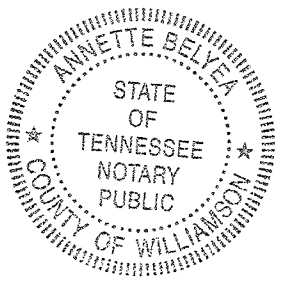
Davidson County DEEDQC
Recvd: 10/17/16 12:28 3 pgs
Fees:17.00 Taxes:0.00
20161017-0109426

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste. 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON



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

Affiant

Subscribed and sworn to before me, this 18th day of October, 2016.

Notary Public
My commission expires: 9.19.18

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary M. Wester	New Owner	P/O 104-2-367
P.O. Box 50804		
Nashville, TN 37205		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Franklin Mercer, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Mary M. Wester,** Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Units A and C, Townhomes at 119 30th Avenue South, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140620-0054037 and as amended in Instrument Number 20151230-0131007, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Franklin Mercer, LLC by Deed recorded on August 4, 2016 as Instrument Number 20160804-0080565, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is improved property known as: **Units A and C, 119 30th Avenue South, Nashville, TN 37212.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. This deed was prepared with information obtained from the Grantees. No title search was performed prior to preparation and recording of this deed.

WITNESS my hand this 14th day of October, 2016.

Franklin Mercer, LLC, a
Tennessee limited liability company

By: _____
Scott Nicodemus
Its: Sole Member and Manager

STATE OF TN COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Scott Nicodemus, Sole Member and Manager of Franklin Mercer, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Sole Member and Manager.

Witness my hand, at office, this 14th day of October, 2016.

Annette Belyea
Notary Public

My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Re: **119A and C 30th Avenue South, Nashville, TN 37212**

True Copy Certification

I, Jonathan Triston Jacobs, 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 TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Triston Jacobs :] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON