THIS INSTRUMENT WAS PREPARED BY:

Sasha Qualkenbush
Dunn Law Firm
7105 Peach Court, Suite 210
P.O. Box 2143
Brentwood, TN 37024

BILL GARRETT, Davidson County
Trans:T20160094174 DEEDQC
Recvd: 10/25/16 13:34 3 pgs
Fees:17.00 Taxes:0.00
20161025-0112737

Prepared from information provided by the parties.

QUITCLAIM DEED

FROM: **Kristin Basseen**

Map and Parcel No.:

TO: **Happy Nest, LLC**

163-16-0A-088.00 CO

Address of New Owner(s) and mail tax statements to:
Happy Nest, LLC
5 Sawgrass Ln
Brentwood, TN 37027

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Kristin Basseen, does transfer, quitclaim and convey unto the said Happy Nest, LLC, their heirs, successors, and assigns, all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 208 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record as Instrument No. 20050609-0066104 Exhibit "A-I", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Kristen Basseen, a married woman, by Warranty Deed filed August 19, 2014, from Shaquita R. Smith, an unmarried woman, of record in Instrument No. 20140819-0075184, in said Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS,

RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5515 Cedar Ash Crossing, Antioch, TN 37013.

Witness my hand this 24 day of October, 2016.

Kristin Basseen

Kristin Basseen

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, Kristin Basseen, the bargainor, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24 day of Oct, 2016

NOTARY PUBLIC

My Commission Expires: 7/24/17

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

State of TENNESSEE)
County of WILLIAMSON)

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

Kristin Bonner
As Agent and on behalf of Happy Nest, LLC

Witness my hand and official seal at Brentwood, Tennessee, this 24 day of OCT, 2016.

NOTARY PUBLIC

My Commission Expires: 7/24/17

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017