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
20161025-0112738

Prepared from information provided by the parties.

QUITCLAIM DEED

FROM: **Nathan S. Basseen**

Map and Parcel No.:

TO: **Happy Nest, LLC**

135-16-B-78.00

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, Nathan S. 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. 78 on plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Nathan S. Basseen, a married man, by Special/Limited Warranty Deed filed January 26, 2012, from Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2005-2, by American Home Mortgage Servicing, Inc., as Attorney In Fact, of record in Instrument 20120126-0007393, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 558 Flintlock Ct., Nashville, TN 37217.

Witness my hand this 24th day of October, 2016.

Nathan S. Basseen

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, Nathan S. 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-.

As Agent and on behalf of Happy Nest, LLC

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

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

NOTARY PUBLIC

My Commission Expires: 7/24/17