BILL GARRETT, Davidson County
Trans:T20160094174 DEEDQC
Recvd: 10/25/16 13:35 3 pgs
Fees:17.00 Taxes:0.00
20161025-0112741

THIS INSTRUMENT WAS PREPARED BY:

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

Prepared from information provided by the parties.

QUITCLAIM DEED

FROM: **Kristin Nicole Basseen**

Map and Parcel No.:

TO: **Happy Nest, LLC**

163 05 0B 144.00

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, Kristin Nicole 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 all of Lot No. 142 on the Plan of "Exhibit A-1" to the Master Deed Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown of record in instrument no. 20031117-0167241), of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Kristin Nicole Basseen, a married woman, by Warranty Deed filed June 13, 2016, from William K. Kinch and Jennifer Kinch, trustees of the Kinch Family 2015 Living Trust under Declaration of Trust, of record in instrument no. 20160613-0059679, in said Register's Office for Davidson County, Tennessee.

This is improved property known as 5170 Hickory Hollow Pkwy, #164, Antioch, TN 37013.

Witness my hand this 24 day of October, 2016.

Kristin Nicole Basseen

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Witness my hand and official seal at BRENTWOOD, Tennessee, this 24 day of October, 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 Bamer
As Agent and on behalf of Happy Nest, LLC

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