This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Tracy Burriss and wife, Anetria Burriss** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Magnum Investment LLC,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Being all of Lot Number 85, on the Final Plat of Pinnable Point Subdivision, Phase III, of as shown by survey and plat appearing of record in Plat Book 6900, Pages 391, 392, and 393, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details and description of said lot.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty of record at Instrument Number **20041005-0119473** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 6 day of **December, 2016.**

Tracy Burriss

Anetria Burriss

BILL GARRETT, Davidson County
Trans:T20160107151 DEEDQC
Recvd: 12/06/16 13:32 1 pgs
Fees:13.00 Taxes:1.85
20161206-0127957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Tracy Burriss and wife, Anetria Burriss** , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6 day of **December, 2016.**

Sandra B Coles
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2019

SANDRA B. COLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-6-2019

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 500

AFFIANT

SUBSCRIBED AND SWORN before me this the 6 day of **December, 2016.**

Sandra B Coles
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2019

SANDRA B. COLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-6-2019

PROPERTY ADDRESS:	**308 Pocono Rd, Antioch, TN 37013**
TAX PARCEL NO.:	135-14-0-A 092.00
PROPERTY OWNER:	**Magnum Investment LLC**
OWNER'S ADDRESS:	PO Box 111571, Nashville TN 37222
MAIL TAX BILLS TO:	Owner at Owner's Address