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, **Raymond Webster** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Juan Marks**, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

A certain tract or parcel of land located n Davidson County, Tennessee, described as follows to-wit: Being part of Lot No. 9 of Block "A" on the plan of a subdvison of Block "A" and "D", Merritt Property, of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee, further described as follows:

Said part of said Lot fronts 48' 9" on the easterly side of Hamilton Street and runs back between parallel lines 150 feet to an alley.

Davidson County DEEDQC
Recvd: 12/06/16 15:43 1 pgs
Fees:12.00 Taxes:0.00
20161206-0128145

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 Quit Claim of record at Instrument Number **20060525-0061630** in said Register's Office. **Seller warrants that this property has not been used as his primary residence. **

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

Raymond Webster
Raymond Webster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-25-2019

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

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 **$0.00**.

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-25-2019

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

PROPERTY ADDRESS:	**1306 Little Hamilton Ave, Nashville, TN 37203**
TAX PARCEL NO.:	105 07 165.00
PROPERTY OWNER:	**Juan Marks**
OWNER'S ADDRESS:	4517 Winston Drive, Nashville, TN 37218
MAIL TAX BILLS TO:	Owner at Owner's Address

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019