Davidson County DEEDQC
Recvd: 12/09/16 15:23 2 pgs
Fees:12.00 Taxes:0.00
20161209-0129590

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1st DAY OF OCT, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Don Ellis and Arian Ellis	Don Ellis and Arian Ellis	
708 Millstone Lane	708 Millstone Lane	10415008100
Nashville, TN 37205	Nashville, TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DABKRE ASSETS III, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

DONALD ELLIS AND ARIAN ELLIS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2518 Sunset Place, Nashville, TN 37212

Witness its hand on the 1st day of ~~October~~ December, 2016.

DABKRE ASSETS III, LLC

BY: _____
Donald Ellis, Member

BY: _____
Arian Ellis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Donald Ellis, and Arian Ellis, Members of DABKRE Assets III, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member(s) of DABKRE Assets III, LLC, the within named barganor, a limited liability company, and that DABKRE Assets III, LLC, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ , this 1st day of Dec, 2016.

Notary Public _____

My Commission Expires _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Being the West 50 feet of Lot No. 33 on the plan of Sunset Park Subdivision, of record in Book 332, Page 132, Register's Office for said County. Said part of Lot No. 33 fronts 50 feet on the Northerly margin of Sunset Place and extends back between parallel lines a distance of 160.5 feet to a dead line in the rear.

Being the same property conveyed to Dabkre Assets III, LLC from Brooks A. Rosenquist and Monica C. Rosenquist, Husband and Wife by Warranty Deed in in Instrument No. 20160525-00523448, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein

Certificate of Authenticity

I, Chad I. Pearman, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document executed and authenticated according to the law.

Chad I. Pearman

State of Tennessee
County of Williamson

Personally appeared before me, Jim R. Vanderpool, a notary public for this county and state, Chad I. Pearman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

file # 16-8200 ELLIS JV LG