BILL GARRETT, Davidson County
Trans:T20160111574 DEEDQC
Recvd: 12/19/16 15:08 4 pgs
Fees:22.00 Taxes:0.00

20161219-0133221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
19 Day of Dec., 2016
Abby Goodman, Deputy Register

Quitclaim Deed

Prepared by:
Adam Will
1212 laurel st #815
Nashville, TN 37203

RECORDING REQUESTED BY Clark Thomas Zuker
AND WHEN RECORDED MAIL TO:
Music City Short Term Rentals LLC, Grantee(s)
1212 Laurel St. #815
Nashville, TN 37203
Consideration: $ 0
Property Transfer Tax: $ 1
Assessor's Parcel No.: 093 15 0 307.00
PREPARED BY: Clark Thomas Zuker certifies herein that he or she has prepared this Deed.

Signature of Preparer

Date of Preparation

Clark Thomas Zuker
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12/14/16 in the County of Davidson, State of Tennessee by Grantor(s), Clark Thomas Zuker, Adam Will, whose post office address is 1212 Laurel St. #815 Nashville, TN 37203, to Grantee(s), Music City Short Term Rentals LLC, whose post office address is 1212 Laurel St. #815 Nashville, TN 37203, New Owner + Tax Bills

WITNESSETH, that the said Grantor(s), Clark Thomas Zuker, Adam Will, for good consideration and for the sum of Zero ($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

See Exhibit A for legal description.

©SmartLegalForms

Current source of title
#20160901-0091874

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Adam Will
Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Clark Zeller
Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Music City Short term Rental LLC
Signature of Grantee

Music City Short term Rental LLC
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of DAVIDSON

On 12-19-16, before me, James R Bingham, a notary public in and for said state, personally appeared, Adam Will, Clark Zuke

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary EXP 11-3-20

Affiant Known _____ Produced ID TN DR Lic ✓

Type of ID TN DR Lic

(Seal) JAMES R. BINGHAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(1) Return to: Bridgehouse Title

Exhibit A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

File No. 0002070

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Will and Clark Zuker	NEW OWNER	093-15-0-307.00
(NAME)	(NAME)	
1015 2nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160076629 DEEDWARR
Recvd: 09/01/16 09:38 2 pgs
Fees:13.00 Taxes:1809.30
[redacted]
20160901-0091874

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jonathan T. Gatlin and Elizabeth J. Gatlin husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Will and Clark Zuker,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, State of Tennessee, more particularly described as follows:

Being part of Lot No. 6 on the Plan of Paul's Elysian Grove of record in Book 1, Page 135, Chancery Court of Nashville, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the Southern 32 feet of Lot No. 6 on the Plan of Paul's Elysian Grove plan of Lots of record in Book I, Page 134, of the Chancery Court of Nashville, Tennessee. Said part of Lot No. 6 fronts 32 feet on the Westerly side of 2nd Avenue South and runs back between parallel lines 135 feet more or less to an alley.

Being the same property conveyed to Jonathan T. Gatlin and Elizabeth J. Gatlin, husband and wife by Warranty deed from ASM Partners, LLC of record in Instrument No. 20141103-0101095 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on November 03, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Book 1, page 135, Chancery Court of Nashville, Tennessee; and all matters of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1015 2nd Avenue South, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)