THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160115239 DEEDQC
Recvd: 12/30/16 15:05 2 pgs
Fees:12.00 Taxes:0.00
20161230-0137628

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nelson Andrew Beck & Christal Beck P.O. BOX 160442 HASHVILLE, TN 37216	New Owner	072-11-0Y-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **AJ Investments, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Nelson Andrew Beck and Christal Beck, husband and wife,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. B together with the common areas as shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 1413 A&B Monetta, a Horizontal Property Regime with Private Elements, recorded as Instrument No. 20151211-0125048, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Donald C. Reid and wife, Theresa Y. Reid by Warranty deed from Roosevelt Harding, Jr., Ronald Harding, Tommie C. Sweeney, Julia Mae Sawyers a/k/a Julia Mae Morrow, and the heirs-at-law of Roosevelt Harding, Sr. of record in Book 7950, page 847 Register's Office for Davidson County, Tennessee, dated September 19, 1989 and recorded on October 02, 1989.

Being a portion of the same property conveyed to AJ Investments, a Tennessee limited liability company by Warranty deed from Donald C. Reid and wife, Theresa Y. Reid of record in Instrument No. 20151211-0125047 Register's Office for Davidson County, Tennessee, dated December 08, 2015 and recorded on December 11, 2015.

This is improved property also known as 1413B Monetta Avenue Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
~~29th~~ 28th day of December, 2016.

Affiant

Notary Public

My commission expires:

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC
MEREDITH MALOY
DAVIDSON COUNTY
My Commission Expires November 5, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28th day of December, 2016.

AJ Investments, LLC, a Tennessee Limited Liability Company

Jamie Brandon Day, Member

Nelson Andrew Beck, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Brandon Day and Nelson Andrew Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Managing Members of AJ Investments, LLC, a Tennessee limited liability company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 28th day of December, 2016.

Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018