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Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jeffrey Austin Black, unmarried,** hereinafter called the **Grantor,** does hereby quitclaim unto **red wagon properties. L.L.C.,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly half of Lot No. 23 on the Plan of W.H. Hyronemus Addition to Nashville of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee.

The westerly half of said Lot No. 23 fronts 50 feet on the southerly side of Sharpe Avenue or Street, and runs back between parallel lines 168 feet, more or less, to an alley.

Being the same property conveyed to Jeffery Austin Black, unmarried, by Warranty Deed from Cecelia A. Pleasant and Earltoya Boss, dated July 15, 2016 of record in Instrument 20160720-0074675, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1008 Sharpe Avenue, Nashville TN, 37206

WITNESS THE EXECUTION HEREOF this 25 day of January 2017. JB

Jeffery Austin Black

BILL GARRETT, Davidson County
Trans:T20170007529 DEEDQC
Recvd: 01/26/17 10:03 2 pgs
Fees:12.00 Taxes:0.00
20170126-0008468

State of TENNESSEE)
County of DAVIDSON)

On this 25th day of January, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffery Austin Black, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0.00 .

Affiant

Sworn and subscribed before me on this the 25th day of January, 2018.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/8/18

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
red wagon properties, L.L.C. 2306 Milton Drive Nashville, TN 37216	Owner	83-1/138