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, **Shannon Francis and Cameron Francis** ("Grantor"), husband and wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Magnum Investment, LLC,** (Grantee), a Tennessee limited liability company, all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Apache Hills, Section Five, Part 2, of record in Book 5050, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

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 Warranty of record at Instrument Number **20070404-0040537** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 31 day of Jan, **2017.**

Shannon Francis
Shannon Francis

Cameron Francis
Cameron Francis

BILL GARRETT, Davidson County
Trans:T20170009221 DEEDQC
Recvd: 01/31/17 15:35 1 pgs
Fees:13.00 Taxes:1.85
20170131-0010449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 31 day of Jan, **2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/4/2020

YELE KERRY TANG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-4-2020

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 $ 500.00.

AFFIANT

SUBSCRIBED AND SWORN before me this the 31 day of Jan, **2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/4/2020

YELE KERRY TANG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-4-2020

PROPERTY ADDRESS:	4025 Navaho Trail, Nashville, TN 37211
TAX PARCEL NO.:	**148-15-0-138**
PROPERTY OWNER:	**Magnum Investment, LLC**
OWNER'S ADDRESS:	P O BOX 111571, NASHVILLE, TN 37222
MAIL TAX BILLS TO:	**Owner at Owners Address**