THIS INSTRUMENT
PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 02/03/17 15:37 4 pgs
Fees:22.00 Taxes:0.00
20170203-0011987

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 before me this ____ day of January, 2017.

My Commission Expires: 11/5/2019

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address New Owners as Follows:
Lori L. Lane
John P. Jhant, III
1720 A2 6th Avenue N
Nashville, TN 37208

Send Tax Bills To:
New Owner

QUITCLAIM DEED

THIS INSTRUMENT IS BEING RECORDED FOR THE PURPOSE OF CONSOLIDATING THE TWO SEPARATE TRACTS INTO ONE MAP/PARCEL NUMBER.

In consideration of $10.00, and other good and valuable consideration, **Lori L. Lane and John P. Jhant, III, as Joint Tenants with right of survivorship** GRANTORS, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Lori L. Lane and John P. Jhant, III, as Joint Tenants with right of survivorship,** GRANTEES. Said property conveyed herein is described as follows:

SEE ATTACHED "A" FOR LEGAL DESCRIPTION

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 27th day of January, 2017.

Lori L. Lane

John P. Jhant, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lori L. Lane and John P. Jhant, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed this instrument for the purpose therein contained.

Witness my hand and seal, at office, this 27th day of January, 2017.

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:
11/5/2019

Exhibit "A"

TRACT I: Map/Parcel No. 081084A00200CO

Land in Davidson County, Tennessee, being a portion of Lot No. 175 on the Plan of North Nashville Real Estate Company's property, of record in Book 21, Page 105, and being the same property identified as Unit No. A-2 on Exhibit B of 1 720 6th A venue North Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument Number 20130314-0025487, 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 the same property conveyed to Lori L. Lane and John P. Jhant, III, as Joint Tenants with right of survivorship by Warranty deed from Aerial Investment Properties, LLC, a Tennessee limited liability company dated 9/11/2013 and filed of record in Instrument No. 201310210109504, Register's Office for Davidson County, Tennessee.

Improved Property commonly known as: 1720 A2 6th Avenue N, Nashville, TN 37208

TRACT II: Map/Parcel No. 08108043900

Land in Davidson County, Tennessee, being the southerly 30 · feet of Lot · No. 177 on the Plan of North Nashville Real Estate Company Plan of Lots of record in Plat Book 21. Page 105, in the Register's Office for Davidson County, Tennessee.

Said southerly part of Lot No. 177 fronts 30 feet on the easterly side of 6th Avenue North, formerly High Street and runs back between · parallel lines, 189 feet 2 · inches, more or less, to an alley.

Being the same property conveyed to John Jhant and Lori L. Lane by Warranty deed from Urban Core Homes, LLC, a corporation, dated 12/30/2013 and filed of record in Instrument No. 201312310131254, Register's Office for Davidson County, Tennessee.

John P. Jhant, III and John Jhant is the same person.

Unimproved Property commonly known as: 1720 B 6th Avenue N, Nashville, TN 37208

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017