BILL GARRETT, Davidson County
Trans:T20170015712 DEEDQC
Recvd: 02/22/17 12:48 3 pgs
Fees:17.00 Taxes:0.00

20170222-0017864

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF February, 2017

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie and Randy Johnson and James Newman	New Owner	10502047700
(NAME) 935 South Street	(NAME) Same	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

KEY CITY PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMIE JOHNSON AND RANDY JOHNSON AND JAMES NEWMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit B on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Eclaire Estates Homeowners Association of record in Instrument No. 20160205-0011373, Register's Office for Davidson County, Tennessee, reference hereby made for a more specific description.

Being part of the same property conveyed to Key City Properties, LLC by Warranty Deed from Carolyn Farrell Marshall, Married, recorded on January 21, 2016, of record in Instrument No. 20160121-0006074, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved X property, known as unimproved

935 South Street, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 16th day of February, 2017

Key City Properties, LLC

Stephen C. Bock, Member

Christopher M. DeStefano, Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher M. DeStefano with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of Key City Properties, LLC and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

Witness my hand and seal this 21 day of February, 2017

My commission expires: 2/29/2020

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, a notary public in and for the state and county aforementioned, Stephen C. Bock with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of Key City Properties, LLC and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

Witness my hand and seal this _____ day of _____, 2017

My commission expires: _____

Notary

SEE attached California all-purpose acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 2/16/17 before me, Vesna Otovic, NOTARY public
Date *Here Insert Name and Title of the Officer*

personally appeared Stephen Bock
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

VESNA OTOVIC
Commission # 2067063
Notary Public - California
Los Angeles County
My Comm. Expires May 4, 2018

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Otovic Vesna
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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