Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170016387 DEEDQC
Recvd: 02/24/17 11:46 2 pgs
Fees:12.00 Taxes:0.00
20170224-0018634

QUITCLAIM DEED

ADDRESS NEW OWNER:
Jeff Estepp, LLC
1211 51st Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map 091-11
Parcel 212-00

For and in consideration of ten dollars, cash in hand paid, and other good and valuable consideration, **Jeff Estepp** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Jeff Estepp, LLC**, all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 1002, 1004, 1006, 1008, 1010 and 1012 of block No. 159, Plan No. 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said county.

Said parts of Lots join and front together 50 feet on the west side of Fifty First Avenue, formerly Tenth Street, and extending back, between parallel lines, and with the southerly margin of Indiana Avenue, 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED from this conveyance is the following tract of land conveyed to Golden E. Hand and wife, Diane Hand of record 20010815-0088070, described as follows:

Land in Davidson County, Tennessee being the easterly 10 feet of ally no. 1223, which was abandoned by Metropolitan Nashville Council, Bill No. 089-785, dated June 9, 1989. Said alley fronts 10 feet on Indiana Avenue.

Being the same property conveyed to Jeff Estepp by warranty deed from Michael P. Northcutt, and wife Jennifer Northcutt and David W. Duke, II, married of record in Instrument No. 20061017-0128899 Register's Office for Davidson County, Tennessee, dated 10/12/2006 and recorded on 10/17/2006.

This is improved property known as **713 51st Avenue North; Nashville, TN 37209-2125.**

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 21 day of February, 2017.

GRANTOR:

Jeff Estepp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Jeff Estepp** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of February, 2017.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
1-6-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 21 day of FEBRUARY, 2017.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1-6-20