Davidson County DEEDQC
Recvd: 03/08/17 10:35 2 pgs
Fees:12.00 Taxes:0.00
**20170308-0022874**

File No.

## QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$0.00

Michael Harrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

FRN-170418 No Warranty of Title either expressed or implied, see Deed Disclaimers

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bryan Kipke | Same AS OWNER | 083 01 0 031.00 |
| (NAME) 1025 W Greenwood Ave | (NAME) | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Divine Leader Corp., LLC

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan Kipke and wife, Karen Kipke,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin the Northerly margin of West Greenwood Avenue, said pin being located 53 feet Easterly from the northeast intersection of said West Greenwood Avenue and Emmett Street, thence with the Northerly margin of West Greenwood Avenue Easterly 67 feet to an iron pin; thence North 7 degrees 45 minutes East 146 feet to an iron pin; thence North 87 degrees 30 minutes West 72.8 feet to an iron pin; thence South 5 degrees 00 minutes West 146 feet to the Beginning.

Being the same property conveyed to Les Lazarus by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated November 12, 2014 and recorded November 17, 2014 in Instrument No. 201411170105536, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to American Consulting Corporation by Quit Claim Deed from Les Lazarus dated November 14, 2014 and recorded November 17, 2014 in Instrument No. 201411170105608, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Divine Leader Corp., LLC by Quit Claim Deed from American Consulting Corporation dated March 4, 2015 and recorded March 4, 2015 in Instrument No. 201503040018824, in said Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

**This property has never been the residence of the grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1025 W Greenwood Ave Nashville, TN 37216
(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 my hands this 23rd day of February, 2017.

Geddes P Bootwright, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Geddes P Bootwright, President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of Divine Leader, LLC, the within named bargainor, and corporation, and that he as such appointed Geddes P. Bootwright, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the President, as such President, and attesting the same of the corporation, by the said President as such President.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 23rd, day of February, 2017

NOTARY PUBLIC

My commission expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Deed Disclaimers**

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY