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

Davidson County DEEDQC
Recvd: 03/24/17 09:42 3 pgs
Fees:17.00 Taxes:0.00
20170324-0028828

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to before me this 9 day of March, 2017.

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

My Commission Expires: 11/6/17 NOTARY PUBLIC

Address New Owners as Follows:
The Sturdivant Group
401 Church St. Ste 2210
Nashville TN 37219

Send Tax Bills To:
New Owner

Map/Parcel No. 13600004700

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sturdivant Property Pros, PLLC, a Tennessee Professional Limited Liability Company,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **The Sturdivant Group, Inc.,** GRANTEE. Said property conveyed herein is described as follows:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book J, page 170, County Court for said County, described as follows:

Beginning in the center of the new part of Smith Springs Road at a point which is the northwest corner of the property conveyed to Buren Mack Bruce and wife, by deed from L.T. Stevens and wife, of record in Book 2856, page 347, said Register's Office f; said point being the northwest corner of the property herein conveyed; thence with the center of said road, easterly eighty feet; thence South 9 degrees 25 minutes West 136.3 feet to a point; thence North 87 degrees West 85 feet to a point which is the southeast corner of said Bruce property; thence North 11 degrees 20 minutes East 149.7 feet to the point of beginning.

Being the same property conveyed to Sturdivant Property Pros, PLLC, a Tennessee Professional Limited Liability Company, dated November 2, 2016 and filed of record in Instrument No. 20161104-0117289, in the Register's Office for Davidson County, Tennessee.

Property commonly known as: 2649 Smith Springs Road, Nashville, TN 37217

Said property is conveyed subject to such restrictions, encumbrances, and limitations as March 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 9 day of March, 2017.

Sturdivant Property Pros, PLLC

By: Wendell Sturdivant
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Wendell Sturdivant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of Sturdivant Property Pros, PLLC the within named bargainor, a Tennessee professional limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the professional limited liability company as Member.

Witness my hand and seal, at office, this 9 day of March, 2017.

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

Notary Public

My Commission Expires:

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