QuitClaim Deed

The actual consideration or value for this transfer is $ -0-.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 5 day of APRIL, 2017.

NOTARY PUBLIC
My Commission Expires: 10-20-20

DIANE LADD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

This space for Register of Deeds

Davidson County DEEDQC
Recvd: 04/18/17 14:09 3 pgs
Fees:17.00 Taxes:0.00
20170418-0037876

This instrument prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DEMEKA JEAN CHANCE 1049 Windtree Trace Mt. Juliet, TN. 37122	New Owner	052-07-0 / 109.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by DEMEKA JEAN CHANCE, and the mutual exchange of equivalent property interests, ***and the mutual access easement as reserved and described herein***, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOULEVARD PROPERTY INVESTMENTS, LLC, a Tennessee Limited Liability Company, the GRANTOR herein, by these presents does transfer, QuitClaim and convey all right title and interest unto:

DEMEKA JEAN CHANCE, a married woman, the GRANTEE herein, her heirs, successors and assigns a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 13 of Block "A" on the unrecorded plan of "Homeacres" as subdivided by Blanchard & Parrish, Surveyors, on October 26, 1939, described as follows:

Beginning on the Easterly margin of Center Street, at the Southwest corner of the property conveyed to E.C. Chance, Inc., by deed from Walter Jenson and wife, of record in Book 3676, page 151, Register's Office for Davidson County, Tennessee; thence partially along said Chance's Southern boundary line, Easterly 334.7 feet; thence Southerly 50 feet; thence Westerly 334.7 feet to the Easterly margin of Center Street; thence with the same, Northerly 50 feet to the point of beginning.

Being ***part*** of the same property conveyed to Boulevard Property Investments, LLC, by Warranty Deed from Ronald Jason Blanchette, dated February 16, 2017, and of record as Instrument #20170222-0017984, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2017,

RESERVATION OF EASEMENT:

For the mutual benefit of both parties, their heirs successors and assigns, tenants, and guests, there is reserved herein a mutual access and driveway Easement, running with the land, for ingress and egress of a residential nature as follows:

Beginning at a point in the Easterly margin of Center Street, at the common boundary line of the Northerly and Southerly halves of Lot No. 13, Block "A" "Homeacres" described herein; thence running Easterly with the said common line, 165 feet to a point; thence Northerly, 90° from the common boundary line, a distance of 8 feet; thence parallel to the common line, Westerly, 165 Feet, more or less; thence Southerly, with the Easterly margin of Center Street to the point of beginning.

The reasonable expenses of periodic maintenance of this mutual easement shall be equally shared by the Grantor and Grantee, and their heirs or assigns.

This is improved property known as: 623 A&B Center Street, Madison, TN. 37115.

Witness my hand this 5th day of APRIL, 2017.

Boulevard Property Investments, LLC

By: _____

Leroy Johnston Ellis, IV, Trustee

Its: Managing Member

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

TCA 66-22-108 (a)

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared **Leroy Johnston Ellis, IV,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be **the Managing Member** of **Boulevard Property Investments, LLC**, the within named bargainor, a Limited Liability Company , and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **Boulevard Property Investments, LLC** by himself as such **Managing Member**.

Subscribed and sworn to before me, this the 5 day of APRIL, 2017.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-20-20

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Janet A Pool the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

JANET A. POOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Janet A. Pool
NOTARY PUBLIC

My Commission Expires: 7-2-2018

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LjeLaw.com