THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 29 **day of** March, 20 17 **by and between** Legend Goods, LLC, **hereinafter called Grantor,**

and 1115 Norvel Ave LLC, **hereinafter called Grantee.**

WITNESSETH: That for the consideration hereinafter expressed, the Grantor do hereby bargain, sell, quitclaim, remise, release, and convey to Grantee, the following described real estate, to wit:

See Exhibit for Legal description

CRYSTAL D PURCELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Any Reference to recorded instruments is reference to the Register's Office in said County.

Current Source of Title #20160902-0092878

THE CONSIDERATION for this conveyance is TEN AND 00/100**Dollars ($10.00) and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.**

GRANTOR:

Paul Eshrich

STATE OF TENNESSEE, COUNTY OF Sumner :ss

On this 19 th day of April, 2017 before me personally appeared Paul Eshrich and spouse, _____, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: 8/11/2020 _____, NOTARY PUBLIC

****

STATE OF TENNESSEE, COUNTY OF _____ :ss

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____, AFFIANT

SWORN TO AND SUBSCRIBED before me this_____ day of _____. 20_____

_____, Notary Public

My Commission Expires: _____

RESPONSIBLE TAXPAYER:
1115 Norvel Ave LLC
11001 W 120th Ave Ste 400
Broomfield CO 80021

PROPERTY ADDRESS:
_____
_____, Tennessee _____

FILE NO.:

CLT No.:

map & parcel # 061-15-0-224.00

MAIL TAX NOTICES TO:
SAME AS ABOVE.

PROPERTY OWNER:
1115 Norvel Ave LLC
11001 W 120th Ave Ste 400
Broomfield CO 80021

****

COMPLIMENTS OF ALLIED TITLE COMPANY... "*GOOD DEEDS ARE OUR BUSINESS.*"
6324 Papermill Drive, Suite D, Knoxville, Tennessee 37919
PHONE: (865) 694-4111/ FAX: (865) 531-2026 / E-Mail: deeds@alliedtitle.com
Downloaded from alliedtitle.com dyforms.com

BILL GARRETT, Davidson County
Trans:T20170033081 DEEDQC
Recvd: 04/19/17 15:11 3 pgs
Fees:17.00 Taxes:0.00
20170419-0038517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0

_____, Affiant

Subscribed and sworn before me this the 19 Day of April, 2017

_____ Deputy Register

Exhibit

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.
BILL GARRETT, Davidson County Trans:T20160077427 DEEDWARRSP Recvd: 09/02/16 15:16 3 pgs Fees:18.00 Taxes:684.50 [redacted] File No. 0002183 20160902-0092878	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016. Notary Public MY COMMISSION EXPIRES: 1/20/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Legend Goods LLC	Legend Goods, LLC	061150224.00
(NAME) 1115 Norvel Avenue	(NAME) 11001 W. 120th Ave., Ste. 400	
(ADDRESS) Nashville, TN, 37216	(ADDRESS) Broomfield, CO 80021	
(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, I, **Theodore Malkiewicz, John T. Malkiewicz, Diane Clark Ralph, Eugene E. Clark Jr., Michael Malkiewicz, Chad Malkiewicz, Jason Malkiewicz, Justin Malkiewicz and Tyler Malkiewicz, heirs under the Will of Patrick J. Moran, decesased, and Eugene E. Clark, Jr. and John T. Malkiewicz, Executors of the Estate of Patrick J. Moran,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Legend Goods, LLC, a Colorado limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the Northerly side of Norvel Avenue and runs back 140 feet 9 inches on the Easterly line and 141 feet 10 inches on the Westerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Patrick J. Moran by Quit Claim Deed from Frances Hardy Moran, Sara Agnes Moran Clark, Mary Margaret Malkewicz and Sue Moran Sells dated October 11, 1994 in Book 9499, Page 943, Davidson County's Register's Office. The said Patrick J. Moran having since died on June 1, 2015. Mr. Moran's will has been admitted for probate under Docket No. 16P-193, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Under Mr. Moran's will, he left his entire estate to his heirs in the following percentages: Eugene E. Clark (20%), Theodore Malkieicz, Jr. (20%), DIane Clark Ralph (20%), John T. Malkiewicz (20%), Michael Malkiewicz (4%), Chad Malkiewicz (4%), Justin Malkiewicz (4%), Jason Malkiewicz (4%) and Tyler Malkiewicz (4%).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1115 Norvel Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)