THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 06/05/17 11:54 4 pgs
Fees:22.00 Taxes:0.00
20170605-0055821

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Dan Brady
932 Elvira Avenue
Nashville, TN 37216

Property Tax ID#: 07206011200
File #: FNTGI-101730847-171451-CJ

For and in consideration of Ø and ___/100 Dollars ($ 0.00) and NO other good or valuable consideration, I, BRADY DEVELOPMENT GROUP, LLC dba BASIN ROPERTIES, as Grantor, hereby conveys all rights, titles and interests that I may have in to DAN BRADY, a married man, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 07206011200
Property Address: 932 Elvira Avenue, Nashville, TN 37216

Prior Deed recorded 09/20/2016, as Instrument 201609200099062, Davidson County Court Clerk's Office.

Witness our hands this the 16th day of May, 2017.

BRADY DEVELOPMENT GROUP, LLC dba BASIN ROPERTIES

By_____
DANNY R. BRADY

By_____
SHERI BRADY

STATE OF Tennessee }
COUNTY OF ~~Williamson~~ } Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, DANNY R. BRADY and SHERI BRADY signors of BRADY DEVELOPMENT GROUP, LLC dba BASIN ROPERTIES, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16th day of May, 2017.

Stacie Blazic
Notary Public
My Commission expires: 9/27/2020

STACIE BLAZIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.

BRADY DEVELOPMENT GROUP, LLC dba BASIN ROPERTIES

By_____
DANNY R. BRADY

By_____
SHERI BRADY

Subscribed and sworn to before me this the 16th day of May, 2017.

Stacie Blazic
Notary
My Commission expires: 9/27/2020

STACIE BLAZIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY HALF OF THE NORTHERLY HALF OF LOT NO. 2, AS SHOWN ON THE MAP ENTITLED C.W. WALLER'S SUBDIVISION OF JOHN D. ANDERSON HOME PLACE, OF RECORD IN BOOK 421, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID PART OF LOT NO. 2 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ELVIRA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 190 FEET TO A DEAD LINE.

Parcel ID: 07206011200

Commonly known as 932 Elvira Avenue, Nashville, TN 37216
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **BRADY DEVELOPMENT GROUP, LLC dba BASIN PROPERTIES** BY DEED RECORDED ON **September 20, 2016** IN **Instrument: 201609200099062**

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019