Quit Claim Deed

BILL GARRETT, Davidson County
Trans:T20170057490 DEEDQC
Recvd: 07/06/17 09:41 2 pgs
Fees:12.00 Taxes:0.00

20170706-0067736

J-MP-17-1144-H

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 THE 26 DAY OF June 2017.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020 (AFFIX SEAL)

PATRICIA J PARSONS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MP Home Solutions Pro, LLC	**NEW OWNER**	
(NAME)	(NAME)	
1144 Tuckahoe Drive	**6339 CHARLOTTE PIKE**	**41-16-14.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**NASHVILLE, TN 37209**	
(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 consideration, the receipt of which is hereby acknowledged, **MICHAEL J. FORD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MP HOME SOLUTIONS PRO, LLC, A LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 121 on the Plan of Bellshire Estates, Section V, of record in Plat Book 2133, Page 114, amended in Book 4455, Page 451, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Ford by Warranty Deed from Thomas S. Gammons and wife, Benita Ralph Gammons, recorded December 27, 2012 in Instrument No. 20121227-~~0009501~~ 0119501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2017 and subsequent years a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 114, Amended in Book 4455, Page 541, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1144 Tuckahoe Drive, Nashville, Tennessee 37207**.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Witness my/our hand(s) this the 26th DAY OF June, 2017.

Michael J. Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. FORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of June 2017.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212