BILL GARRETT, Davidson County
Trans:T20170063984 DEEDQC
Recvd: 07/26/17 10:07 3 pgs
Fees:17.00 Taxes:0.00

20170726-0075477

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $-NONE-. Ricky H. Huffines, Affiant Subscribed and sworn to before me, this 8th day of June, 2017. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owner:	Send Tax Bills to:	Map-Parcel Number
Ricky H. Huffines 613 Ward Circle Old Hickory, Tennessee 37138	SAME	096 13 0 068.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **HUFFINES PROPERTIES, LLC**, a Tennessee limited liability company, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring its entire interest in the subject parcels of real property, hereby releases, remises and quitclaims unto **Ricky H. Huffines** all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee,

being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of June, 2017.

HUFFINES PROPERTIES, LLC

By: _____
Ricky H. Huffines, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ricky H. Huffines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member (or other officer authorized to execute the instrument) of HUFFINES PROPERTIES, LLC, the within named bargainor, a limited liability company, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of HUFFINES PROPERTIES, LLC, as its Managing Member.

WITNESS my hand, at office, this 8th day of June, 2017.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

_____
Notary Public

EXHIBIT A

Legal Description

096 13 0 068.00 – 2708 Old Elm Hill Pike, Nashville, Tennessee 37214

Land in Davidson County, Tennessee, being Lot Nos. 64 and 65, on the Plan of Perry Heights Subdivision, as shown on the Plat of record in Plat Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made by a more particular description.

Being the same property conveyed to Huffines Properties, LLC, a Tennessee limited liability company, by deed from C. K. Hiranya Gowda and Peter R. Kaplan, of record in Book 11421, page 580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. All matters as shown on the plat recorded in Book 2900, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as 2708 Old Elm Hill Pike, Nashville, Tennessee 37214.