Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Brian Patrick Hoffman **Ellen Riney Green** **1021 Caldwell Avenue** **Nashville, TN 37204**	**Map/Parcel** **105-9-3-B-2.00 CO**	**F&M Bank** **10 Cadillac Drive, Suite 100** **Brentwood, TN 37027**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **BRIAN HOFFMAN** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **BRIAN PATRICK HOFFMAN AND ELLEN RINEY GREEN, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, titles and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1021 Caldwell Avenue, Nashville, Davidson County, Tennessee 37204**.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-.

MARTHA L. BUZZARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Affiant

Subscribed and sworn to before me this 12th day of July, 2017.

Martha L Buzzard
Notary Public
My Commission Expires: 5/8/18

BILL GARRETT, Davidson County
Trans:T20170064672 DEEDQC
Recvd: 07/27/17 14:58 3 pgs
Fees:17.00 Taxes:0.00
20170727-0076350

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Emerge Law, PLC perform a title examination; and that neither Brian S. Shelton nor Emerge Law, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 12th day of July, 2017.

BRIAN HOFFMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand and seal on this the 12th day of July, 2017.

Martha L Buzzard
Notary Public

MARTHA L. BUZZARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

My Commission Expires: 5/8/18

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B, 1019 Caldwell Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150608-0053444, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian Hoffman, an unmarried man, Warranty Deed from Magness Group, Inc., a Tennessee Corporation, of record in Instrument No. 20160511-0047093, in the Register's Office for Davidson County, Tennessee, dated May 11, 2016.