Davidson County DEEDQC
Recvd: 08/16/17 13:54 4 pgs
Fees:22.00 Taxes:0.00
20170816-0084195

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

Elvista Payne

AFFIANT

Subscribed and sworn to before me this
the 21st day of July, 2017.

Ashley Ann Reiss

NOTARY PUBLIC

My Commission Expires: 2/9/2020

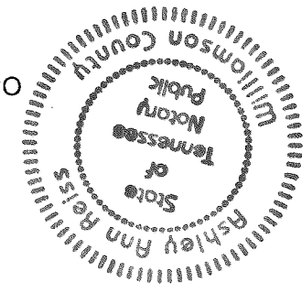
NEW OWNER:
M&L Enterprise, LLC
1113 Murfreesboro Rd., Ste 106-310
Franklin, TN 37064

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

064-16-0-D-195.00CO



QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, William J. Montgomery and Anna Lima, husband and wife (hereinafter referred to as "Grantor"), do convey all of their undivided right, title and interest to the hereinafter described property to M&L Enterprise, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Section Four, Truxton Park, of record in Plat at Instrument No. 20020528-0064435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron R. Payne and Courtney Payne, husband and wife by Warranty Deed from David A. Trinko, married, of record in Instrument No.

20100708-0053578, Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on July 08, 2010.

Being the same property conveyed to William J. Montgomery and Anna Lima, husband and wife, by Warranty Deed from Aaron R. Payne and Courtney Payne, husband and wife dated July 21, 2017, of record in Instrument No. 20170724-0074476, Register's Office for Davidson County, Tennessee.

This property is commonly known as 2605 Spring Farm Ln Hermitage, TN 37076-5306.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 21st day of July, 2017.

GRANTOR:

William J. Montgomery

Anna Lima

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William J. Montgomery and Anna Lima with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 21 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: August 4, 2020

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20171374R

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

