QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170071886 DEEDQC
Recvd: 08/18/17 11:16 2 pgs
Fees: 12.00 Taxes: 0.00
20170818-0085051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Servio Arias	Same	
(NAME)	(NAME)	081-11-0-135.00
1617 21st Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PINNACLE DEVELOPMENT SERVICE, LLC, A LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **SERVIO ARIAS, MARRIED,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING LOT NO. 43 ON THE PLAN OF S.A. CHAMPION'S SUBDIVISION OF CERTAIN LOTS IN NAIDING'S ADDITION TO NORTH NASHVILLE, OF RECORD IN BOOK 161, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 43 FRONTS 50 FEET ON THE WESTERLY SIDE OF ESTRELLA STREET (NOW 21ST AVENUE NORTH) AND RUNS BACK BETWEEN PARALLEL LINES 154.7 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PINNACLE DEVELOPMENT SERVICE, LLC, A LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM NICK DORROLL, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20150805-0077811, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JULY 31, 2015, AND CORRECTED THROUGH AFFIDAVIT OF SCRIVENER'S ERROR, OF RECORD IN INSTRUMENT NUMBER 20160913-0096325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 9, 2016.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved** property known as **1617 21st Ave. N., Nashville, TN 37208**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 10 day of August, 2017.

PINNACLE DEVELOPMENT SERVICE, LLC

By: Servio Arias, Member

By: Fernando S. Avalos, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of August, 2017, before me personally appeared **Servio Arias**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Pinnacle Development Service, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Pinnacle Development Service, LLC, as Member.

Witness my hand and official seal, this the 4th day of August, 2017.

Notary Public
My Commission Expires:

MARIO MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10 day of August, 2017, before me personally appeared **Fernando S. Avalos**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Pinnacle Development Service, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Pinnacle Development Service, LLC, as Member.

Witness my hand and official seal, this the 10th day of August, 2017.

Notary Public
My Commission Expires: 3/10/2019

CLAUDIA P HILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212