THIS INSTRUMENT PREPARED BY:

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Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170075456 DEEDQC
Recvd: 08/29/17 15:45 2 pgs
Fees:12.00 Taxes:0.00
20170829-0088865

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

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 29th day of August, 2017.

Notary Public
My Commission Expires: 9/7/2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
617A Eastboro Drive, LLC 617A Eastboro Drive Nashville, TN 37209	New Owner	091-09-0F-001.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEREDITH BILLINGS F/K/A MEREDITH MCGINNIS, married** ("Grantor"), by these presents, does hereby quitclaim and convey unto **617A EASTBORO DRIVE, LLC, a Tennessee limited liability company,** and its heirs, successors and assigns ("Grantee"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime for 617 Eastboro Cottages, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131223-0129561, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description

Being the same property conveyed to Meredith McGinnis, a single woman, by deed from Bradley Scott, LLC, of record in Instrument No. 20141010-0094268, said Register's Office.

The spouse of Meredith Billings was not required to convey his marital interest in this property due to it being investment property, and has no homestead rights.

This is improved property, known as: **617 A Eastboro Drive, Nashville, TN 37209**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness my hand this the 29th day of August, 2017, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

MEREDITH BILLINGS
F/K/A MEREDITH MCGINNIS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEREDITH BILLINGS F/K/A MEREDITH MCGINNIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2017.

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Notary Public
My commission expires: 9/7/2020