2nd

File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 614 DEEDQC
09/13/2017 02:25:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20170913-0093694

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 THE 12th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa J. Dossey	Kerlind Investment Group LLC	MAP 103
(NAME) 3900 Aberdeen Road	(NAME) 10 Kerlind Ct	GROUP 12 0
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Franklin, TN 37067	PARCEL 117.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Melissa J. Dossey, unmarried

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa J. Dossey, unmarried, a 95% undivied interest
and
Kerlind Investment Group LLC, a 5% undivided interest

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 37 and the easterly five (5) feet of Lot 36 on the Plan of Cherokee Park, Block "H", Second Section, of record in Book 547, pages 175 and 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 7 and part of Lot 36 adjoin and front together 66.14 feet on the northerly side of Aberdeen Road and run back between lines 205.58 feet on the easterly side and 205 feet, more or less, on the westerly line, to the south line of Lot No. 7 of said block on which they measure 49.69 feet.

Being the same property conveyed to Melissa J. Dossey, by deed from Rebecca S. Rountree dated December 30, 1998 and recorded in Book 11282, page 978 said Register's Office.

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **3900 Aberdeen Road, Nashville, Tennessee 37205.**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 12th day of September, 2017.

Melissa J. Dossey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Melissa J. Dossey**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027