700003337 84

OWNER:

NEWSOM REAL ESTATE INVESTMENTS, LLC
3135 AIDAN LANE
MT. JULIET, TN 37122

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILENO: 17-1521

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map & Parcel No. 072060032.00**

Bill Garrett Davidson County
Batch# 6091 **DEEDQC**
09/29/2017 02:58:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20170929-0100017

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **FRANK NEWSOM, II** ("Grantor") have this day bargained and sold and by these presents do hereby quitclaim and convey unto **NEWSOM REAL ESTATE INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, all my interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being UNITS A & B, 1036 IVERSON TOWNHOMES, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1036 IVERSON TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20170825-0087532, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of UNITS A & B, 1036 IVERSON TOWNHOMES set forth in Exhibit C of said Declaration for the location of the Units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20170825-0087532, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of UNITS A & B, 1036 IVERSON TOWNHOMES set forth in Exhibit C of said Declaration, said Register's Office.

Being part of the same property conveyed to **Frank Newsom II**, by virtue of a Warranty Deed from Mohammad Anwar and wife, Marijhan Anwar, dated May 26, 2017, and recorded in Instrument Number 20170530-0053263, in the Register's Office for Davidson County, Tennessee.

This is not the personal residence of the Grantor.

THIS IS IMPROVED PROPERTY known as 1036 A & B Iverson Avenue, Nashville, TN 37216.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

WITNESS MY SIGNATURE hereto this 25 day of September, 2017.

FRANK NEWSOM, II

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FRANK NEWSOM, II**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of ~~August~~ September, 2017.

NOTARY PUBLIC

My commission expires: 9-25-18

KEVIN W. SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration given for this transfer is $ -0-

AFFIANT

Sworn to and subscribed to before me this the 25 day of September, 2017.

NOTARY PUBLIC

My commission expires: 9-25-18

KEVIN W. SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY