Bill Garrett Davidson County
Batch# 19807 DEEDQC
10/31/2017 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171031-0111627

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Smart Title and Escrow, LLC
256 Seaboard Lane, D-101
Franklin, TN 37067
(615) 371-2299

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

Pamela D. Helland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017.

Arella J. Patson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-6-17

STATE OF TENNESSEE NOTARY PUBLIC

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Stephen Goeller
112 Huntington Place
Hendersonville, TN 37075

SEND TAX BILLS TO:
Stephen Goeller
112 Huntington Place
Hendersonville, TN 37075

MAP & PARCEL
142140C05900CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Stephen Goeller**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **SHG Holdings, LLC**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract II: 754 McPherson Drive-142-14-0C-059.00-CO

A certain townhome located in Davidson County, Tennessee, being Unit No. 20B of McPherson Place Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing McPherson Place Townhomes of record in Instrument Number 20060601-0064701 , in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Declaration.

Being a portion of the same property conveyed to Stephen Goeller by Warranty deed from Steve Chaisson of record in Instrument No. 20060606-0066745 Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on June 6, 2006.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 754 McPherson Drive, Nashville, Tennessee 37221.

Witness my hand this the 31st day of October, 2017.

Stephen Goeller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Goeller**, the bargainor, 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 31st day of October, 2017.

Angela G. Batson
Notary Public

My Commission Expires: 11-6-17

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Certification of Authority

I, Kim Hollingshead, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones
Notary Public

My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).