QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October 2017.

Notary Public

MY COMMISSION EXPIRES: 3678
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 20006 DEEDQC
11/01/2017 10:37:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171101-0111885

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emergent Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**11905023700**
293 Vivelle Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **RYAN DEREK ARNETT, A MARRIED MAN** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **EMERGENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE (S), HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

The middle 50 feet of Lots 177, 178 and 179, on the map of the Resubdivision of Lots Nos. 3, 4 and parts of Lots Nos. 5 and 6 in CUMBERLAND NURSERIES Subdivision, as shown on plat of record in Plat Book 332, Page 148, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said parts of Lots Nos. 177, 178 and 179 front 50 feet on the southerly side of Elberta Street and run back between parallel lines, 156 feet to the northerly line of Lot No. 176 in said Subdivision.

Being the same property conveyed to Ryan Derek Arnett by Warranty Deed from First Jordan, FLP, as Trustee of 115 Elberta Street Trust, of record in Instrument No. 20121023-0096922, in the Register's Office of Davidson County, Tennessee, dated October 22, 2012 and recorded October 23, 2012.

Said property is not the principal residence of the Grantor.

This is
( ) unimproved
(X) improved
property known as **115 ELBERTA ST., NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 30 day of October, **2017.**

RYAN DEREK ARNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RYAN DEREK ARNETT**, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 30 day of October, 2017.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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