This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 22035 DEEDQC
11/03/2017 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171103-0113158

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 26 day of October, 2017.

Notary Public my commission expires: 4/24/19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owners as Follows:
Skip Five LLC
205 Cherokee Pt
Hendersonville, TN 37075

Send Tax Bills To:
Skip Five LLC
205 Cherokee Pt
Hendersonville, TN 37065

Map-Parcel No.
Property 1: 081110045.00
Property 2: 081020128.00
Property 3: 081020S001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of **Skip Nashville LLC,** has bargained and sold and does hereby quitclaim, transfer and convey all its right, title and interest which it may have in the hereinafter described property to **Skip Five LLC,** its heirs and assigns, forever, being that properties located and situated in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

Property 1 (1715 21st Avenue North 081110045.00)

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of J.M., T.J. and C.W. Hardings Subdivision of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Schree Hill, a single person by Special Warranty Deed from CitiMortgage, Inc., of record in Instrument No. 20130222-0017957, Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 22, 2013. (Value of consideration shown in aforementioned deed $20,000.00.)

Being the same property conveyed to Tyree L. Moreland, married by Warranty Deed from Schree Hill, married, of record in Instrument No. 20160711-0070941, Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 11, 2016. (Value of consideration shown in aforementioned deed $80,000.00.)

Being the same property conveyed to Skip Nashville, LLC by Warranty Deed from Tyree L. Moreland, a married man, of record in Instrument No. 20160728-0077750, Register's Office for Davidson County, Tennessee, dated

July 08, 2016 and recorded on July 28, 2016. (Value of consideration shown in aforementioned deed $90,000.00.) Being also known as 1715 21st Avenue North, Nashville, Tennessee 37208-1927.

Property 2 (1725 A McKinney Ave. 081020128.00)

A certain unit located in Davidson County, Tennessee, being Unit No. 1725A of Homes at 1725 McKinney Avenue, a Horizontal Property Regime With Private Elements, 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 Homes at 1725 McKinney Avenue of record in Instrument Number 20160901-0092259, 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 "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being a portion of the same property conveyed to Freeman M. Cooper, Sr. by Warranty deed from Irene G. Patton, Ruth E. Patton and Triby Patton of record in Instrument No. 20040827-0104004, Register's Office for Davidson County, Tennessee, dated August 26, 2004 and recorded on August 27, 2004. (Value of consideration shown in aforementioned deed $20,000.00.)

Being a portion of the same property conveyed to Integrity First Realty, LLC, a Tennessee Limited Liability Company by Warranty deed from Freeman M. Cooper, Sr., married of record in Instrument No. 20160721-0075387, Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on July 21, 2016. (Value of consideration shown in aforementioned deed $107,000.00.)

Being a portion of the same property conveyed to Shawn Ireland by Warranty deed from Integrity First Realty, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160721-0075389, Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on July 21, 2016. (Value of consideration shown in aforementioned deed $145,000.00.)

Being a portion of the same property conveyed to Skip Nashville, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Shawn Ireland, married of record in Instrument No. 20160901-0092255 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on September 1, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1725 A McKinney Avenue Nashville, Tennessee 37208.

Property 3 (1725 B McKinney Ave. 081020R002.00-CO)

A certain unit located in Davidson County, Tennessee, being Unit No. 1725B of Homes at 1725 McKinney Avenue, a Horizontal Property Regime With Private Elements, 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 Homes at 1725 McKinney Avenue of record in Instrument Number 20160901-0092259, 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 "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being a portion of the same property conveyed to Freeman M. Cooper, Sr. by Warranty deed from Irene G. Patton, Ruth E. Patton and Triby Patton of record in Instrument No. 20040827-0104004, Register's Office for Davidson County, Tennessee, dated August 26, 2004 and recorded on August 27, 2004. (Value of consideration shown in aforementioned deed $20,000.00.)

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This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 26 day of October, 2017.

Kelly Ireland, Sole Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kelly Ireland, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Skip Nashville, L.L.C., the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member.

WITNESS MY HAND, at office, this 26 day of October, 2017.

NOTARY PUBLIC
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, MARTHA BROWN, 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY