Prepared By:
Timios, Inc.

2301 W. Plano Pkwy., Suite 215

Plano, TX 75075

Phone: (877) 251-0255

Bill Garrett Davidson County
Batch# 24496 DEEDQC
11/09/2017 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171109-0115669

After Recording Return To:
SAMUEL JAMES
612 MERRITT AVE
NASHVILLE, TN 37203-4819

QUITCLAIM DEED

Send Tax Bills To: Samuel James
612 MERRITT AVE NASHVILLE TN 37203-4819
Map & Parcel Nos.:
105071B103.00

New Owner: Samuel James
612 Merritt Ave
Nashville, TN 37203-4819

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **SAMUEL JAMES A MARRIED MAN WHO ACQUIRED TITLE AS A SINGLE MAN JOINED HEREIN PROFORMA BY HIS SPOUSE DONNA J. DASH_** does/do hereby quitclaim and convey unto **SAMUEL JAMES, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY** his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows: 612 MERRITT AVE NASHVILLE TN 37203-4819

This is [improved/unimproved] property known as 612 MERRITT AVE.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 11 day of July, 2017.

SAMUEL JAMES

DONNA J. DASH

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, **SAMUEL JAMES and DONNA J. DASH**, the bargain or with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Nashville, TN, this the 11 day of July, 2017.

Ella K. Butler
NOTARY PUBLIC
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00, the county assessed market value.

JONATHAN ROBINSON - Affiant

STATE OF CALIFORNIA
CITY OF WESTLAKE VILLAGE

Subscribed and sworn before me this 16th day of August 2017.

Notary Public

My commission expires:

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017

NRO1 NRO1

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01489036

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 103, THE SIX10 MERRITT CONDOMINIUM, AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20150924-0097122 AND AMENDED IN INSTRUMENT NO. 20160831-0091430, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

APN: 105071B103.00

BEING THE SAME PROPERTY CONVEYED TO SAMUEL JAMES, A SINGLE PERSON BY DEED FROM SIX 10 MERRITT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED 01/30/2017 IN DEED 201701300009638, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Meredith Williams, 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 Pennsylvania
County of Allegheny

Personally appeared before me, Adam K. Donnelly a notary public for this county and state, Meredith Williams, 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: Sept. 28, 2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES