Bill Garrett Davidson County
Batch# 25233 DEEDQC
11/13/2017 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171113-0116591

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

COURTNEY MARCIONETTE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

The actual consideration is $0.00.

NEW OWNER:

M&L Enterprise, LLC
1113 Murfreesboro Rd, #106-310
Franklin, TN 37064

AFFIANT

Subscribed and sworn to before me this
the 9 day of November, 2017.

SEND TAX BILLS TO:

New owner

NOTARY PUBLIC

MAP/PARCEL:

091-01-0-081.00

My Commission Expires: 5.24.21

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, William J. Montgomery, married(hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to M&L Enterprise, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-Subdivision of Lot 3, West Nashville Annex of record in Plat Book 4175, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 55 feet in the Easterly Side of 23rd Street and extends back 120 feet on

the Northerly Line and 172.88 feet on the Southerly Line to a dead line and measures 76.7 feet thereon.

Being the same property conveyed to William J. Montgomery, married, by Quitclaim deed from M & L Enterprise, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170817-0084387, Register's Office for Davidson County, Tennessee, dated August 16, 2017 and recorded on August 17, 2017.

This property is commonly known as 720 23rd Street Nashville, TN 37209.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. 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 purpose, makes this conveyance to Grantees.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 9th day of November, 2017.

GRANTOR:

William J. Montgomery

Anna Lima**

** *Anna Lima, spouse of William J. Montgomery, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.*

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William J. Montgomery and Anna Lima with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 9th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

20171485R

True Copy Certification

I, Alyssa Rayne, 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, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

