QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 30994 DEEDQC
11/29/2017 01:48:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171129-0121792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS ~~TRANSFER IS $0.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Precision Property Restoration, LLC	**Same**	
(NAME)	(NAME)	
1994 Gallatin Rd., Ste. 312-B		**P/O 07206036000**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MCCULLOUGH FAMILY PROPERTIES, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **PRECISION PROPERTY RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, 1212 KELLER AVENUE RESIDENCES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1212 KELLER AVENUE RESIDENCES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NUMBER 20171114-6116954 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.**

BEING A PART OF THE SAME PROPERTY CONVEYED TO MCCULLOUGH FAMILY PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM CHAN MCCULLOUGH, OF RECORD IN INSTRUMENT NUMBER 20101221-0101456, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED DECEMBER 1, 2010.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
(X) unimproved
( ) improved property known as: **1212 A Keller Avenue, Nashville, TN 37216**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 13 day of November, 2017.

MCCULLOUGH FAMILY PROPERTIES, LLC

By: William ~~Chandler~~ McCullough

Its: Chief Manager

STATE OF TN
COUNTY OF Davidson)

On this the 13 day of NOV., 2017, before me personally appeared **William Chandler McCullough**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of McCullough Family Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of McCullough Family Properties, LLC, as Chief Manager.

Witness my hand and official seal, this the 13 day of NOV., 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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