THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 34617 DEEDQC
12/07/2017 03:18:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171207-0125161

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
O & S Properties, LLC 1309 Ordway Pl Nashville, TN 37206	Same	083-14-0-162.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brian Neal and Anna Neal, husband and wife,** by these presents does hereby quitclaim and convey unto **O & S Properties, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of the subdivision of Priest Home Place, as of record in Book 161, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 69 feet on the southerly side of Russell, formerly Ruth Street, and runs back between parallel lines, with the westerly margin of South 20th Street 160 feet to an alley.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife by Warranty Deed from Jonathan Wright, a single man dated June 15, 2017 and recorded June 16, 2017 in Instrument Number 20170616-0060820, said Register's Office for Davidson County, Tennessee.

This is improved property, known as 1916 Russell Street, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
7 day of December 2017.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7 day of December, 2017.

Brian C. Neal
Brian Neal

Anna Neal
Anna Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Neal and Anna Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 7 day of December 2017.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021