QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 37331 DEEDQC
12/15/2017 10:52:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171215-0127924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER MORE OR LESS IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2021

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AS-IS TWINS, LLC (NAME)	**NEW OWNER** (NAME)	
P.O. Box 60824 (ADDRESS)	(ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	**01000003200**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **TERRY HERMAN KESTNER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **AS-IS TWINS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF ITS 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 the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows: Beginning at a point in the center of Ivy Point Road, marked by a railroad spike, said point being the southwest corner of a tract of land described as Tract II in the deed conveying said land to Charles A. Gentry, as of record in Book 3679, page 299 Register's Office; thence north 7 deg. 5' west 1703.0 feet to an iron pin; thence south 85 deg, 45' east 200 feet to an iron pin; thence south 4 deg. 10' west 1850 feet to a railroad spike in the center of Ivy Point Road; thence with the center of said Road, north 65 deg. 58' 121 feet and north 53 deg. 4' west 186 feet to the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to Terry Herman Kestner and wife, Hilda Christine Kestner by Warranty deed from John B. Rittenberry and wife, Ruth B. Rittenberry of record in Book 8224, page 148, Register's Office for Davidson County, Tennessee, dated October 23, 1990 and recorded on October 25, 1990.

Being the same property conveyed to Terry Herman Kestner by Quitclaim deed from Hilda Christine Keltner of record in Instrument No. 20070131-0012676 Register's Office for Davidson County, Tennessee, dated January 29, 2007 and recorded on January 31, 2007.

Witness my hand this 15th day of December, 2017

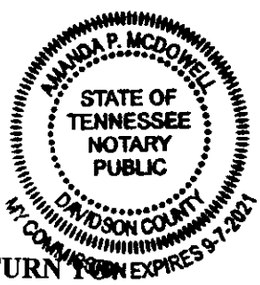
TERRY HERMAN KESTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY HERMAN KESTNER the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of December, 2017.

Notary Public
My Commission Expires: 9/7/2021
(SEAL)



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