Bill Garrett Davidson County
Batch# 40270 DEEDQC
12/21/2017 10:38:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171221-0129996

Quitclaim Deed

2017-1005

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 18th day of December, 2017

Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Sovereign Investments, LLC P. O. Box 211 Madison, TN 37115	SAME	**081110184.00**

KNOW ALL MEN BY THESE PRESENTS that **Nathaniel Claybrooks, Jr.**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Sovereign Investments, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

The land with all the buildings and improvements thereon, situated at 1721 17th Avenue N., Nashville, TN 37208 said premises being further described as follows:

Being part of Lot 396 on the plan of D.T. McGavock's and Others Addition to Nashville, of record in Plat Book 21, page 41, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John M. Sullivan, County Surveyor, dated July 23, 1947, as to follows:

Said part of Lot fronts 50 feet on the westerly side of 17th Avenue North and runs back 89.3/4 feet on the northerly line and 100-3/4 feet on the southerly line along the common line between lots 395 and 396, to a dead line in the rear, measuring 40-3/4 feet thereon.

Being the same property conveyed to Nathaniel Claybrooks, Jr. from Justin Tarr by Warranty Deed dated April 17, 2015 and recorded April 22, 2015 in Instrument No. 201504220035837, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1721 17th Avenue N, Nashville, TN 37208

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

Witness my/our hand(s) this 184th day of December, 2017

Nathaniel Claybrooks, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, April G.Nichols a Notary Public in and for said County and State, the within named Nathaniel Claybrooks, Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 18th day of December, 2017.

Notary Public
My Commission Expires: 6-30-2019

