File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 43475 DEEDQC
01/02/2018 01:53:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180102-0000438

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Eric Sox
7051 Highway 70 south - 315
Nashville Tn 37221

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1 Public Homes LLC	1 Public Homes LLC	071 01 0 048.00
(NAME) 7051 Highway 70 South - 315	(NAME) 7051 Highway 70 South - 315	
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

George Brandt and Eric Sox ½ Undivided Interest Each

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1 Public Homes LLC, A Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

For reference only this is property being known as 511 Yokley Road Nashville TN 37207 and being described as follows:

Being Lots No 20, 21, and 22, on the plan of an unrecorded subdivision located on the Whites Creek Pike, Davidson County, Tennessee, said lots fronting 50 feet each on Yokley Drive, a 50-foot roadway, and running northwardly between parallel lines 150 feet to a dead line, the southeast corner of Lot No 20 being a stake in the north margin of Yokley Drive, said point being 128 feet west of the intersection of Yokley Drive with Old Matthews Road (Natchez Trail), a county road, and continuing thence north 82 deg. west along the northerly margin of Yokley Drive, 150 feet to a stake, the southwest corner of Lot No. 22, thence North 6 deg. 25 minutes West along the line of Lot No. 22, 150 feet to a dead line, thence South 82 deg. east, 150 feet to a stake, the Northeast corner of Lot No. 20, thence South 6 deg. 25 minutes East, 150 feet to the point of beginning.

Being the same property conveyed to Mary Berry, a widow by Quitclaim deed from Clara Elizabeth Kimble, unmarried, Eddie Vernon Kimble, unmarried, Dean Caldwell Kimble and Paulette Thompson dated November 24, 1986, filed December 1, 1986, of record in Book 7054, page 46, Register's Office for Davidson County, Tennessee. The said Mary Kimble Berry died January 22, 2007 leaving a Last Will and Testament which was never probated, but by order filed December 7, 2007 in Davidson County Probate Division under Docket No. 07P1914, the Last Will and Testament of Mary Magdalena Baily Berry, deceased was offered only to establish mumment of title as to her heirs at law being Clara

Elizabeth Kimble and Eddie Vernon Kimble, a certified copy of which being filed for record in Instrument No 20121001-0089159, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to George Brandt and Eric Sox ½ Undivided Interest Each by Substitute Trustee's Deed from MACKIE WOLF ZIENTZ & MANN PC of record in Instrument number 201710050102502, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

☐

This is improved x ☐ property, known as 511 Yokley Road, Nashville TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of December, 2017.

Eric Sox

George Brandt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric Sox and George Brandt the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of December, 2017.

Commission expires: 2-25-19

JAMES C SMITH
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.