File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 45256 DEEDQC
01/08/2018 10:52:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180108-0002170

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$,0.00;($,0.0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of January, 2018.

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
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
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	Same	103 05 0 07000
(NAME)	(NAME)	
7051 Hwy 70S Ste 315		
(ADDRESS)	(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, WE,

Capital Journey LLC, a Tennessee Limited Liability Company

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), IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Situated in the City of Nashville in the County of Davidson in the State of TN Beginning at a point N. 45 degrees 30 minutes W 56 Feet from the Southeast corner of the property belonging to Clyde H Staggs and wife, Verna Lou and Lewis O. McDaniel and wife, Shirley Ann, as recorded in Book 2964, page 287 in the office of the Register of Deeds, Davidson County, Tennessee; Thence South 76 degrees 20 minutes W 60 feet to a stake; Thence Noth 13 degrees 40 minutes W. 50 feet to a stake; Thence North 76 degrees 20 minutes East 60 feet to a stake; Thence South 13 degrees 40 minutes East 50 feet to a Stake and the point of beginning. Less and Except any road right of way existing of record.

Being the same property conveyed to Capital Journey LLC by deed fromRubin Lublin TN PLLC, of record in Deed Instrument No. 20180104-0001353, 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.

unimproved ☐

This is improved ☒ property, known as 1230 Watts Terrace Nashville, TN 37209
(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 5 day of January, 2018.

Capital Journey LLC, a Tennessee Limited Liability Company

James Roberts

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came James Roberts, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member respectively of Capital Journey LLC, the within named bargainor, and corporation, and that he as such appointed James Roberts being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the member, as such member, and attesting the same of the corporation, by the said member as such member.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 5, day of January, 2018

NOTARY PUBLIC

My commission expires: 2-25-19

JAMES C SMITH
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.