Bill Garrett Davidson County
Batch# 56252 DEEDQC
02/07/2018 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180207-0012477

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Smart Title & Escrow, LLC
256 Seaboard Lane
Suite D-101
Franklin, TN 37067
(615) 393-6222

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE February 01, 2018.

Notary Public
MY COMMISSION EXPIRES: 9-9-21

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Property Help, LLC and Ryan Daughtery 73 White Bridge Road Suite 103-174 Nashville, TN 37205	"New Owner"	108-12-0B-135.00co

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Property Help, LLC, a limited liability company, as to a 50% undivided interest** , hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim all of my right, title and interest, unto, **Ryan Daughtery, married**, hereinafter called the Grantee(s), my right, title and interest, unto, hereinafter referred to as Grantees, their Heirs and Assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

LAND in Davidson County, Tennessee, being Lot No. 72 on the Plan of Phase 1A - Section 5, Harborview of record in Plat Book 7900, Page 485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Property Help, LLC, by Warranty Deed from Arthur D. Madore, Jr., of record in Instrument No.: 20180125-0007838, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF SMART TITLE, LLC, BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at 4049 Windwood Lane, Nashville, TN 37214.

Witness my hand this 1st day of February, 2018.

Property Help, LLC
By:
Mark Evans, Signor/Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Mark Evans, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Signor/Member of Property Help, LLC, the within named bargainor, a limited liability company, and that he as such signor/member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such signor/member.

Witness my hand and official seal this 1st day of February, 2018.

Angela G. Batson
Notary Public

My Commission Expires: 9-7-21



Certification of Authenticity

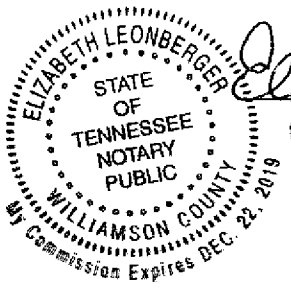
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).