QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

JADEN SKYE SUTTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09/22/2021

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

Bill Garrett Davidson County
Batch# 57657 DEEDQC
02/12/2018 11:11:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180212-0013788

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Palmetto 549 Moore Avenue, G.P.	NEW OWNER	
(NAME)	(NAME)	
513 3rd Avenue South		**10507033700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Magness Devco 549, G.P.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Palmetto 519 Moore Avenue, G.P.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being the Westerly one-half of Lot No. 46 on the Plan of Moore Lands, as of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee. Said part of Lot No. 46 fronts 50 feet on the Southerly margin of Moore Avenue and extends back between parallel lines a distance of 149.25 feet to an alley.

Being the same property conveyed to Magness Devco 549, GP by Warranty Deed from Jonathan Pledger and wife, Stacy L. Pledger, recorded 12/22/2017, as Instrument No. 20171222-0130665, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 549 Moore Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (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 my hand this 5th day of February, 2018 .

MAGNESS DEVCO 549, G.P.

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 5th day of February, 2017, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent for Magness Devco 549, G.P., and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of February, 2018.

Notary Public
My Commission Expires: 09/22/2021

