Bill Garrett Davidson County
Batch# 58091 DEEDQC
02/13/2018 09:40:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180213-0014106

THIS INSTRUMENT PREPARED BY:
Thomas K. Derryberry, Attorney at Law
PO Box 3112
Brentwood, TN 37024-3112
File Number: 2018-6070

This instrument was prepared from information provided by the parties.
No Warranties are made by the Drafter.

NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP. GROUP. PARCEL.**
Douglas Ave, LLC 504 Autumn Springs Ct Suite 26 Franklin, TN 37067	Embrace Home Loans 25 Enterprise Center Newport, RI 02842	83-2-191.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by Grantees, the receipt of which is hereby acknowledged, We, Tyler Griffin and Valerie Katsorhis, a married couple as Tenants by the Entirety, hereinafter called Grantor(s), by these presents, do hereby quitclaim and convey unto Douglas Ave, LLC, hereinafter called Grantee(s), their successors and assigns all of their right, title and interest in and to the following described property in **Davidson** County, in the State of **Tennessee** described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-26, Brownsville Addition, of record in Plat Book 332, page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Tyler Griffin and Valerie Katsorhis, a married couple as Tenants by the Entirety, by Warranty Deed from Southern Spaces, LLC, f/k/a Boswell's Holdings, LLC, a Tennessee limited liability company, dated August 31, 2016, recorded September 2, 2016, of record in Instrument No. 20160902-0092813, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1602 Douglas Avenue, Nashville, TN 37206.

This conveyance is made subject 1) property taxes for the year 2018 a lien not yet due and payable; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

IN WITNESS WHEREOF, the Grantor has executed this quitclaim deed to Douglas Avenue, LLC, as of this first day of January, 2018.

Tyler Griffin

Valerie Katsorhis

STATE OF **New York**
COUNTY OF NEW YORK

Personally appeared before me, a Notary Public in and for said County and State, Tyler Griffin and Valerie Katsorhis, the within named bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 8th day of FEBRUARY, 2018.

ANDREW S CHAIMOWITZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CH6340544
Qualified in Queens County
My Commission Expires 04-18-2020

Notary Public
My Commission expires: 04-18-2020

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

The actual consideration or value, whichever is greater for the transfer is $-0-.

Affiant

This Transfer is exempt from the Tennessee Real estate recording tax pursuant to T.C.A. 67-4-409 (a) (3)
Sworn and subscribed before me this 12th day of February, 2018.

Notary Public
My Commission expires: 9/27/2020

MELISSA A. NESBITT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 27, 2020
COUNTY OF WILLIAMSON