Bill Garrett Davidson County
Batch# 58759 DEEDQC
02/13/2018 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180213-0014370

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Ruth Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	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 13th day of February, 2018. Notary Public My Commission Expires: 9/7/2020

KENDALL CONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2020

QUITCLAIM DEED

Address New Owner: Meredith Billings 617A Eastboro Drive Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Parcel ID No. 091-09-0F-001.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **617A EASTBORO DRIVE, LLC, a Tennessee limited liability company** ("Grantor"), by these presents, does hereby quitclaim and convey unto **MEREDITH BILLINGS, married,** and her heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime for 617 Eastboro Cottages, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131223-0129561, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description

Being the same property conveyed to 617A EASTBORO DRIVE, LLC, a Tennessee limited liability company, by deed from Meredith Billings f/k/a Meredith McGinnis, married, of record in Instrument No. 20170829-0088865, said Register's Office.

This is improved property, known as: **617 A Eastboro Drive, Nashville, TN 37209**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness my hand this the 13th day of February, 2018, the bargaining party, having cause its name to be signed hereto on said day and date.

GRANTOR:

617A Eastboro Drive, LLC

By: _____
MEREDITH BILLINGS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MERDITH BILLINGS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Sole Member** of **617A Eastboro Drive, LLC** the within named bargainor, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Sole Member.

Witness my hand, at office, this 13th day of February, 2018.

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

_____
Notary Public
My commission expires: 9/7/2020

True Copy Certification

I, Kendall Connell, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Olivia Waggoner, a notary public for this county and state, **Kendall Connell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

OLIVIA WAGGONER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

My Commission Expires: October 7, 2019