Bill Garrett Davidson County
Batch# 68050 DEEDQC
03/13/2018 09:42:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180313-0023464

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

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 5th **day of March, 2018.**

Notary Public
My commission expires: 9-5-21

ANGELA L. PEDIGO STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dogwood Financial Services LLC 4757 Greystone Street Antioch, TN 37013	Dogwood Financial Services, LLC 73 White Bridge Road Ste 103-174 Nashville TN 37205	165-14-0-070.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Property Help, LLC** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Dogwood Financial Services LLC,** hereinafter the Grantee, all her right, title and interest in and to the following tract or parcel of land in Sumner County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 31, on the plan of Section One (Revised), Peppertree Forest, of record in Plat Book 6900, Pages 973 through 975, inclusive, 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 Reginald Marshall and wife, Ingrid Marshall, dated 11/30/17 and recorded 12/1/17 in Instrument No. 20171201-0122755; and being the same property previously conveyed to Reginald Marshall and Ingrid M. Marshall by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated 3/28/95 and recorded 4/12/95 in Book 9643, Page 161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hand this 5th day of March, 2018.

Property Help, LLC

BY: Mark Evans
ITS: manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark Evans, with whom I am personally acquainted, and who, proved himself to be Manager of Property Help, LLC, a Tennessee limited liability company, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 5th day of March, 2018.

Notary Public
My commission expires: 9-5-21

ANGELA L. PEDIGO STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

True Copy Certification

I, Melissa Krasnow, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Krasnow
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Teresa Lindsey, a notary public for this county and state, Melissa Krasnow, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Teresa Lindsey
Notary's Signature

My Commission Expires: 3/23/21

Notary' Seal (if on paper)

