Bill Garrett Davidson County
Batch# 71389 DEEDQC
03/20/2018 03:20:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180320-0026270

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael Cash 1611 17th Avenue North Nashville, TN 37208	New Owners	081-11-0-197.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tamara Phillips, unmarried,** by these presents does hereby quitclaim and convey unto **Michael Cash, unmarried,** his heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Northerly 32 feet of Lot No. 385 on the Plan of DT McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 385 fronts 32 feet on the West side of 17th Avenue North (formerly James Street), in the city of Nashville, Tennessee, and extends back westwardly between parallel lines 170 feet to an alley on which it fronts 32 feet. Being the same property conveyed to Metropolitan Office for Development, LLC by Warranty deed from Clarence Summey of record in Instrument No. 20150506-0041368 Register's Office for Davidson County, Tennessee, dated April 08, 2015 and recorded on May 06, 2015.

Being the same property conveyed to Pearl Properties, LLC, a Tennessee limited liability company by Warranty deed from Metropolitan Office for Development, LLC of record in Instrument No. 20160311-0023599 Register's Office for Davidson County, Tennessee, dated March 04, 2016 and recorded on March 11, 2016.

Being the same property conveyed to Michael Cash and Tamara Phillips, tenants in common with the Right of Survivorship by Warranty deed from Pearl Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20161222-0134653 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 22, 2016 and Scrivener's Affidavit recorded in Instrument No. 20170131-0010358 and in Instrument No. 20171103-0113303.

Being also known as 1611 17th Avenue North Nashville, Tennessee 37208.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
20th day of March 2018.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of March, 2018.

Tamara Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tamara Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 20th day of March 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021