Bill Garrett Davidson County
Batch# 73023 DEEDQC
03/26/2018 11:15:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180326-0028094

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
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 Lockeland Law Group, PLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Laurie Adams Read Matthew Arthur Read 311 12th Avenue South Nashville, TN 37203	New Owner	072120H00200CO

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, **Fernwood Ranch, LLC a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **Laurie Adams Read and Matthew Arthur Read, wife and husband,** their heirs, successors and assigns, its right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit 2101B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2101 Fernwood Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160824-0088814, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fernwood Ranch, LLC a Tennessee limited liability company by Quitclaim Deed from Laurie Barker Adams, a single woman of record in Instrument No. 20160804-0081108, Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on August 04, 2016.

Being also known as 2101 Fernwood Drive, Nashville, TN 37216-3527

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 19th day of March 2018.

Affiant

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

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of MARCH, 2018.

Fernwood Ranch, LLC a Tennessee limited liability company

By: Laurie Adams Read
Member

By: Matthew Arthur Read
Member

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laurie Adams Read and Matthew Arthur Read, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Fernwood Ranch, LLC a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this the 19th day of MARCH 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021