Bill Garrett Davidson County
Batch# 74655 DEEDQC
03/29/2018 10:50:26 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180329-0029399

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Lee Molette 533 Church Street, #130 Nashville, Tennessee 37219	New Owner	092-09-0-240.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MOLETTE PROPERTY GROUP, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **LEE MOLETTE**, an unmarried man ("Grantee"), all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 29th day of March, 2018.

GRANTOR:

MOLETTE PROPERTY GROUP, LLC

By: _____
Lee Molette, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Lee Molette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Molette Property Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained as such Managing Member of the company.

WITNESS my hand and seal, at office in Nashville, Tennessee this 29th day of March, 2018.

_____
Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 29th **day of March, 2018.**

Beth M. Woodard
NOTARY PUBLIC

My Commission Expires:

07-24-19

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, to wit:

BEING Lot No. 92 and the southerly 7 feet of Lot No. 93 on the Map of W.R. Wilsons Tract in West Nashville, as of record in Book 332, page 166, Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 57 feet on the easterly side of 36th Avenue, North, formerly Freemont Street, and extends back between parallel lines, 130 feet to an alley.

Being the same property conveyed to Molette Property Group, LLC, by deed, of record in Instrument 20061207-0151649, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 508 36th Avenue North, Nashville, Tennessee 37209.