QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

ADAM G LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magness Group, Inc.	NEW OWNER	
(NAME) P.O. Box **1581444**	(NAME)	**118-0-355.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **907 HALCYON G.P.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **MAGNESS GROUP, INC.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESORS AND ASSIGNS, ALL OF MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 pm the Plan of W.D. Gale's Kirkwood Addition of record in Plat Book 332, Page 76, 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 by Warranty Deed from John R. Thomasson and wife Audrey R. Thomasson, of record as Instrument No. 20160622-0063810, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 907 Halcyon Avenue, Nashville, Tennessee 37204

(House Number) (Street) (City or Town) (State) (Postal Zip)

Bill Garrett Davidson County
Batch# 76352 **DEEDQC**
04/04/2018 02:26:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180404-0031743

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of March, 2018 .

William H. Smallman, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30 day of March, 2018, before me personally appeared William H. Smallman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Partner of 907 Halcyon, G.P., and that he, as Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 day of March, 2018.

Notary Public
My Commission Expires: 5/5/20

