QUITCLAIM DEED

R-BR-18-1929

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Crandall Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	**081-07-0Z-002.00-CO**
1929 14th Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANE CRANDALL,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CRANDALL HOLDINGS, LLC** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1929, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1927 14th Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160908-0094320 and being shown on Plat attached thereto as Exhibit "B", amended in Instrument No. 20180406-0032764, 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 a portion of the same property conveyed to Shane Crandall by Warranty deed from Mark Driver and Robert Hudson of record in Instrument No. 20160718-0073170 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 18, 2016.

The above-described property is not the marital or primary residence of the grantor herein.

This is
[ ] unimproved
[x] improved property known as: **1929 14th Ave. N, Nashville, Tennessee 37208**.

Bill Garrett Davidson County
Batch# 80480 DEEDQC
04/13/2018 10:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180413-0034906

Witness my/our hand(s) this the 9th day of April, 2018.

Shane Crandall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANE CRANDALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of April, 2018.

Notary Public
My Commission Expires: 7-4-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Ashlee D Page, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019