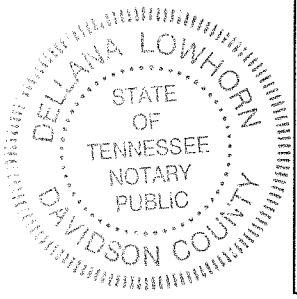
QUITCLAIM DEED



STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13 DAY OF April 2018.

NOTARY PUBLIC

My Commission expires: 3-8-2021

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 3102 West End Ave., Suite 400, Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
2707 LINMAR, LLC	SAME	104140Q00200C0
1211 WHITE RD.		
(ADDRESS)	(ADDRESS)	
BON AQUA, TN 37025		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

2800 MARLIN, LLC

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

2707 LINMAR, LLC

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is improved property, known as: **2707 Linmar Avenue, Nashville, Tennessee 37215**
(House Number) (Street) (City) (State) (Zip)

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 the 13 day of April 2018.

2800 Marlin, LLC
By: Frank Santas (Managing Member)

Bill Garrett Davidson County
Batch# 81498 DEEDQC
04/17/2018 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180417-0035830

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **FRANK SANTAS**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of April 2018.

My Commission expires:

_____

_____
Notary Public

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT. 10, 2018

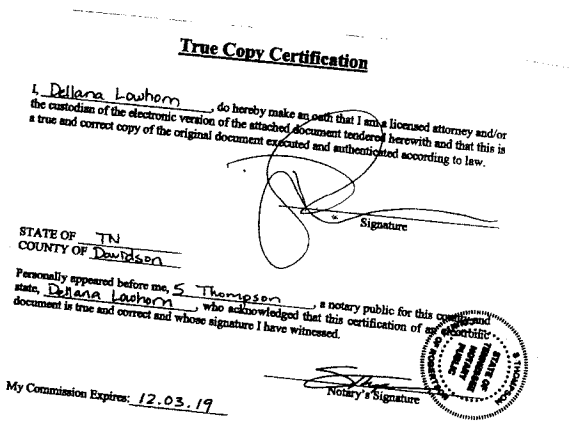
EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of 2800 Marlin Avenue Cottages, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2800 Marlin Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170213-0014576, 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 to 2800 Marlin, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Alvarine B. Hartwell, recorded on April 18, 2016, of record in Instrument No. 20160418-0037403, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wyeth D. Hartwell and spouse, Alvarine B. Hartwell, by Warranty Deed from James L. Lusk and spouse, Nelda Joyce Lusk, dated June 11, 1991 and recorded June 13, 1991 in Book 8374, page 150, in said Register's Office for Davidson County, Tennessee. Wyeth D. Hartwell, having died on August 26, 2015 leaving Alvarine B. Hartwell as the surviving tenant by the entirety.



True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12.03.19

Notary's Signature