QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 4th DAY OF April, 2018.

(Affix Seal) Notary Public

My Commission Expires: 07/21/2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Fletcher Lance and Diane Sprow Lance	SAME	103.12-0-005 00
249 Cherokee Road	Bill Garrett Davidson County Batch# 83098 **DEEDQC** 04/20/2018 10:54:17 AM 2 pgs Fees: $12.00 Taxes: $0.00	
Nashville, TN 37205	20180420-0037387	

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Robert Fletcher Lance, sole member of Niwot Partners, LLC, A Tennessee limited liability company** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Fletcher Lance and Diane Sprow Lance,** hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

"EXHIBIT A"

Being Lot No. 38 and the southerly feet of Lot No. 39 of Block "L" on the map of Cherokee Park, Section No. 3, as shown of record in Book 843, page 2 and 3, Register Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 38 and Part of Lot No. 39 front together 80 feet on the easterly side of Cherokee Road and runs back between lines 135.08 feet (146.81) feet by deed on the southerly line and 150, more or less, on the northerly line, to a dead line, measuring 80.03 feet, more or less, thereon.

Being the same property conveyed to Niwot Partners, LLC by Deed of record in Inst # 201301180006160, recorded 01/18/2013, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved property:
(X) improved property known as: **249 Cherokee Road, Nashville, TN 37205**

Witness my hand this 4th day of April, 2018:

Robert Fletcher Lance, Member

STATE OF Tennessee

COUNTY OF ~~Sumner~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Robert Fletcher Lance**, 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 **member** of **Niwot Partners, LLC, A Tennessee limited liability company,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Robert Fletcher Lance** as **Member**.

Witness my/our hand(s) this 4th day of April, 2018.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN