Bill Garrett Davidson County
Batch# 84414 DEEDQC
04/25/2018 08:35:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180425-0038717

THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0632
615-256-8880

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clyde Lee Fuqua 256 Ash Grove Drive Nashville, Tennessee 37211	Same as new owner	162-09-0-135.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Sydney Properties, LLC, a Tennessee limited liability company, hereinafter the Grantor, by these presents does hereby quitclaim, transfer and convey unto Clyde Lee Fuqua, hereinafter the Grantee, his successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 45, Section Three, Hickory View, as of record in Plat Book 960, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sydney Properties, LLC, a Tennessee limited liability company by Warranty Deed from H. Kenneth Kleespies and wife, Peggy A. Kleespies dated February 26, 2018, of record in Instrument No.: 20080226-0018925, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 6893, Page 570, Register's Office for Davidson County, Tennessee.

This is improved property known as 256 Ash Grove Drive, Nashville, Tennessee 37211.

This instrument and the interest hereby quitclaimed and conveyed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of April 2018.

SYDNEY PROPERTIES, LLC,
a Tennessee limited liability company

BY: _____
CRAIG STANLEY, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Craig Stanley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President of SYDNEY PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its President.

Witness my hand and official seal at office on this 23rd day of April 2018.

_____
Notary Public

My Commission Expires: November 3, 2020

BRADLEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

_____
AFFIANT

Sworn to and subscribed before me, this 23rd day of April 2018.

_____
Notary Public

My Commission Expires: November 3, 2020

BRADLEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY