Bill Garrett Davidson County
Batch# 84688 DEEDQC
04/25/2018 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180425-0039124

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Sage Serene 1620 Century Street Nashville, TN 37208	Same as Owner	81-11-225.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Donisha Simonton, a married woman, do hereby quitclaim and by these presents does transfer and convey all of his right, title and interest unto Sage Serene, his heirs and assigns, in and to the following tracts of land in **Davidson County, Tennessee**, described as follow, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 363 on the Plan of D.T. McGavock and Other's Addition to the Plan of McGavock, Wetmore and Others' Plan of Lots in the 2nd Addition of Nashville, called the Town of McGavock of record in Plat Book 21, page 41, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the northerly side of Century Street, formerly Short Street and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to Caleb Brown, an unmarried man and Donisha Simonton, a married woman, as tenants in common with rights of survivorship, by Warranty Deed from Aeguitas II, a Tennessee limited liability company, executed January 18, 2017, and recorded February 1, 2017, of record in Instrument Number 20170201-0010651, Register's Office for Davidson County, Tennessee. The said Caleb Brown is now legally known as Sage Serene as ordered, adjudged and decreed by Order of Name Change, No. 18P367, filed March 14, 2018 in the Circuit Court for Davidson County, Tennessee (Probate Division).

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no legal advice has been given in the preparation of this document. The property herein conveyed is not the primary residence of the grantor, her spouse or dependents.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24 day of April 2018.

Donisha Simonton

STATE OF TENNESSEE
COUNTY OF Shelby

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

WITNESS my hand and official seal this the 24th day of April 2018.

ALISHA JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public

My Commission Expires: 9/13/20.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 25th day of April 2018.

Notary Public

My Commission Expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

Certificate of Authenticity

I, Pam McBroom, 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.

Pam McBroom

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ana Ghianni, a notary public for this county and state, Pam McBroom who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISION EXPIRES: 5/30/2021

ANA GHIANNI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY