QUITCLAIM DEED

File #18099

Bill Garrett Davidson County
Batch# 85992 DEEDQC
04/27/2018 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180427-0040059

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/06/2019 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Gale	New Owner	08108022200
(NAME)	(NAME)	
1809A 6th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Keith Gale,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Gale and Karen Michelle Gale, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1809 6th Avenue North Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record as Instrument No. 2017117-0004983 and being shown on Plat attached there to Exhibit "B", in the Register's Office for Davidson County Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith Gale by Warranty deedfrom Mack Props, LLC, a Tennessee limited liability company, dated 3/19/2018 and filed of record in Instrument No. 20180427004005 7_____, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Malne Holdings, LLC, a Tennessee Limited Liability Company, by deed from Barbara Williams Owens, married, of record in Instrument No. 20160516-0048432, AND BY Quitclaim Deed of record in Instrument No. 20160623-0064238, Register's Office for Davidson County, Tennessee.

This is improved property known as 1809A 6th Avenue North, Nashville, TN 37208.

This conveyance is subject to the current year's property taxes, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 1809A 6th Avenue North, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 19th day of March, 2018.

Keith Gale

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Keith Gale the bargainor(s), 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 19th day of March, 2018.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212