Bill Garrett Davidson County
Batch# 92603 DEEDQC
05/15/2018 01:17:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180515-0046390

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
March Developments, LLC 4903 Darlington Court Nashville, TN 37211-5105	New Owner	81-08 327.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Harold E. Trauernicht, Jr.**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **March Developments, LLC**, a Tennessee limited liability company, all my interest, if any, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A lot in Davidson County, Tennessee, it being the northerly one-half of that part of Lots Nos. 22 and 23 in W.S. Settle's Subdivision of Lots Nos. 242 to 277 in the North Nashville Real Estate Company's Plan of Lots, a plan of which subdivision is of record in Book 57, page 71, Register's Office for Davidson County, Tennessee.

Said part of said Lots herein conveyed begins at the easterly margin of Hamburg Street at a point seventy-five feet northerly from the northwesterly corner of a Lot Mr. N. McClean purchased from E.E. Vernon et al as per deed of record in Book 289, page 496, said Register's Office, running thence easterly 183 feet more or less, to the westerly margin of Jenkins Street, and being 60 feet and 9 inches northerly from said Mrs. N. McLean's northerly line; thence northerly along the westerly margin of Jenkins Street 20 feet 3 inches to a point in Lot 22 in said addition, thence westerly 185 feet, more or less to the easterly margin of said Hamburg Street; thence southerly along the easterly margin of said street 25 feet to the point of beginning and as above stated.

Being the same property conveyed to 1720 Delta, LLC, by deed of record in Instrument No. 20170411-0035337, Register's Office for Davidson County, Tennessee and further conveyed to March Developments, LLC, of record in Instrument No. 20180412-0034457, said Register's Office.

This is improved property known as 1716 Delta Avenue, Nashville, TN 37208.

The subject property was sold at a tax sale pursuant to Final Decree Confirming Tax Sale of record in Instrument No. 20100913-0072829, Register's Office for Davidson County, Tennessee, divesting the subject property out of Harold E. Trauernicht, Jr. and is conveying any interest he may have in the subject property.

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

WITNESS my hand this the 8th day of May, 2018.

Harold E. Trauernicht Jr.
Harold E. Trauernicht, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Harold E. Trauernicht, Jr.**, 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 the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at Nashville, Tennessee, on this the 8th day of May, 2018.

Notary Public

My Commission Expires:

DEBRA P. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 8th day of May, 2018.

Notary Public

My commission expires:

