Bill Garrett Davidson County
Batch# 93531 DEEDQC
05/17/2018 02:23:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180517-0047413

QUITCLAIM DEED

R-PLR-18-140

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Judith T. Stephens	**NEW OWNER**	
(NAME)	(NAME)	**071-06-0-052-00**
124 Miracle Strip Pky S.W. Unit 1501		
(ADDRESS)	(ADDRESS)	
Fort Walton Beach, FL 32548		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **L AND J NASHVILLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUDITH T. STEPHENS, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract or parcel of land located in the County of Davidson, State of Tennessee, to wit:

Being the westerly 60 feet of Lot No. 21, the easterly part of Lot No. 21, and the westerly part of Lot No. 20, on the map of John Scruggs Subdivision of 8 acres, as recorded in Book 161, page 86, Register's Office for Davidson County, together with a 12 foot strip paralleling the westerly lot line of Lot No. 21 and 5 feet paralleling the northerly or rear line of Lot No. 21 and 20 as set out on the official map of Metropolitan Government of Nashville and Davidson County, Tennessee, Map No. 71-6, parcels 52 and 51, and abandoned by Metropolitan Government by ordinance 64-324, and described in 2 tracts as follows:

TRACT 1: Beginning at a point in the northerly margin of Artic Avenue 58 feet west of the common corners of Lot No. 21 and 20; thence with the margin of Artic Avenue westwardly 72 feet to a point; thence northwardly 142.3 feet more or less, to the center point in an abandoned alley; thence eastwardly with the center line of said alley 72 feet, more or less, to a point; thence southerly and parallel with the westerly line of Lot 21, 135 feet, more or less, to the point of beginning.

TRACT 2: Beginning at a point in the northerly margin of Artic Avenue, being the common front corners of Lots 21 and 20; thence westwardly 58 feet to a point; thence northwardly 135 feet, more or less, to the center of an abandoned alley; thence eastwardly with the center line of said abandoned alley 58.3 feet, more or less, to a point; thence southerly and parallel with the westerly side lot line in Lot No. 21, 132.5 feet, more or less, through the westerly portion of Lot 20 to the point of beginning.

Being the same property conveyed to L and J Nashville Properties, LLC, a Tennessee limited liability company by Warranty deed from Leonard A. Stephens of record in Instrument No. 20170303-0021425 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on March 3, 2017.

The Grantor hereby certifies that the subject property has never been a marital residence.

This is
[x] unimproved
[ ] improved property known as: **140 Artic Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 16 day of May, 2018.

L and J Nashville Properties, LLC

BY: Judith T. Stephens
Judith T. Stephens, Member

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith T. Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be a member of L and J Nashville Properties, LLC, the within named bargainor, a limited liability company, and that she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16 day of May, 2018.

Notary Public

My Commission Expires: 9/6/2021

Amanda Sluder
Notary Public, State of Florida
My Comm. Expires September 6, 2021
Commission No. GG 142030

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY