Bill Garrett Davidson County
Batch# 99363 DEEDQC
06/01/2018 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180601-0052612

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Pierce Development Group, LLC
1816 Hillside Avenue
Nashville, Tennessee 37203-5437

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.
071-12-0-061.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Pike, Suite 105
Nashville, Tennessee 37203

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 1st day of June, 2018.

Notary Public

My Commission Expires: 3-21-20
(Affix Seal)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pierce Development Group, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Christopher B. Butler, Trustee**, hereinafter called the Grantee, his successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Joywood, as of record on Book 974, page 45, said Register's Office.

Said Lot No. 25 fronts 50 feet on the easterly side of Joy Circle and runs back between parallel lines 150 feet to a dead line measuring 100 feet on said dead line.

BEING a portion of the same property as that conveyed to Pierce Development Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Daniel E. Gregory and Denise Gregory, husband and wife, dated May 18, 2018 and recorded on May 21, 2018 in Instrument No. 20180521-0048476, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1846 Joy Circle, Nashville, Tennessee, 37207

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

And now, I, the said **Christopher B. Butler, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Pierce Development Group, LLC**, a Tennessee limited liability company, its successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, this instrument has been executed this 1 day of June, 2018.

GRANTOR:

Pierce Development Group, LLC

By: _____
James Pierce, Member

TRUSTEE:

_____, Trustee
Christopher B. Butler, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Pierce, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of Pierce Development Group, LLC., the within named bargainor, a Tennessee limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Pierce Development Group, LLC., by the said James Pierce as Member.

Witness my hand, at office, this 1 day of June, 2018.

Rachel Marie Collins
Notary Signature
My commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher B. Butler, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of June, 2018.

Rachel Marie Collins
Notary Public

My commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

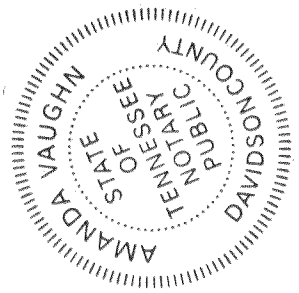
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)