QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 103320 DEEDQC
06/12/2018 10:41:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180612-0056273

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 8 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SEAN LEWIS	**NEW OWNER**	
(NAME)	(NAME)	
202 LONG VALLEY RD.		71-15-460.00
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SEAN LEWIS, A MARRIED MAN** HEREINAFTER CALLED THE GRANTEE (S), ITS SUCCESSORS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being parts of Lot Nos. 27 and 28 on the Map of Sharpe and Horn's First Addition of record in Book 57, Page 152, Register's Office for said County, and described as follows:
Beginning at a point in the west margin of North 4th Street; formerly Lischey Avenue, 45 feet north of Scott Avenue, being 5 feet south of the line between Lot Nos. 27 and 28, thence westerly, parallel to the line between said lots, 117 feet more or less to a point in the east line of the property conveyed to Bessie Mai Walker by deed of record in Book 873, Page 185, said Register's Office; thence along Walker's easterly line, northerly 43 feet to Walker's northeast corner, thence along Walker's north line westerly 43 feet to the easterly margin of an alley; thence with the margin of said alley northerly 2 feet to a point which is 10 feet south of the line between Lot Nos. 28 and 29; thence easterly, parallel with the line between said Lots, 160 feet more or less to the west margin of North 4th Street; thence with the margin of the same southerly 45 feet to the point of beginning.

Being the same property conveyed to Magi Group, LLC, a Tennessee Limited Liablity Company by Warrany Deed from Eric D. Evans filed for record on 12/13/2017 as Instrument Number 20171213-0126848, Register's Office for Davidson County, Tennessee.

Scrivener's Affidavit of record as Instrument Number 20180201-0010152, Register's Office for Davidson County, Tennessee to correct Grantee.

This is
( ) unimproved
(X) improved
property known as **1202 Lischey Ave., Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 8 day of June, **2018.**

Magi Group, LLC, a Tennessee limited liability company

BY: _____
Sean Lewis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SEAN LEWIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of MAGI GROUP, LLC, the within named bargainor, a limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as MEMBER.

Witness my hand and official seal, this the 8 of June, 2018.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.