Bill Garrett Davidson County
Batch# 105259 DEEDQC
06/15/2018 12:47 34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180615-0057803

THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jamie Day 1420 Eastside Drive Nashville, TN 37206	New Owner	094 01 0 293.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Found Real Estate, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Jamie Day, an unmarried man,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Eastside Avenue, at the corner of Lots Nos. 111 and 112; thence with the line between said lots, Southeasterly 111.9 feet to a concrete monument at the corner of Lot No. 113; thence with the line between Lots Nos. 111 and 113, Southeasterly 66.5 feet to a corner of Lot No. 109; thence with the line between Lots Nos. 109 and 111, Northerly 81.1 feet to a concrete monument at the corner of Lot No. 110; thence with the line between Lot Nos. 110 and 111, Northwesterly 100.6 feet to the Southerly margin of Eastside Avenue; thence with the margin of same, Southwesterly 57.3 feet to the point of beginning.

Being the same property conveyed to Found Real Estate, LLC, a Tennessee limited liability company by Warranty Deed from James Floyd Whittenburg, Jr. of record in Instrument No. 20171003-0101385, Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 3, 2017

This is improved property known as 1420 Eastside Drive, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 14th day of June, 2018.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of June, 2018.

Found Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jamie Day
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Found Real Estate, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 14th day of June, 2018.

_____
Notary Public

My Commission Expires: 5/3/21