Bill Garrett Davidson County
Batch# 106950 DEEDQC
06/20/2018 03:25:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180620-0059639

QUITCLAIM DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5A&M Properties TN LLC (NAME)	Same (NAME)	
2707 Golden Larch Dr (ADDRESS)	(ADDRESS)	105-5-Z-11.00CO 092-10-0-F-009.00
Katy, TX 77494-0662 (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,

MICHELLE P. WILLIAMS AND HUSBAND, ARTHUR E. WILLIAMS ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

5A&M PROPERTIES TN LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL I

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1424, THE ROW AT 12TH S. TOWNHOMES, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20151221-0128111, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION AND BY-LAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE P. WILLIAMS AND ARTHUR E. WILLIAMS, III, WIFE AND HUSBAND, BY WARRANTY DEED FROM E3 CONSTRUCTION SERVICES, LLC, RECORDED MARCH 9, 2017 IN INSTRUMENT NO. 20170309-0023298 AND

FURTHER BEING PART OF THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC, BY WARRANTY DEED FROM TRUSTEES OF THE PROGRESSIVE BAPTIST CHURCH A/K/A PROGRESSIVE MISSIONARY BAPTIST CHURCH, RECORDED OCTOBER 30, 2015 IN INSTRUMENT NO. 20151030-0110404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ARTHUR E. WILLIAMS, III AND ARTHUR E. WILLIAMS BEING ONE IN THE SAME PERSON.

PARCEL II

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 9, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 27N AT CITY HEIGHTS TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20170523-0051197 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE P. WILLIAMS AND ARTHUR E. WILLIAMS, WIFE AND HUSBAND, BY WARRANTY DEED FROM E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20180530-0051548, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: 1424 12th Ave. S, Nashville, TN 37203
621 27th Ave. N, Nashville, TN 37209

IN WITNESS WHEREOF, Buyer's signature is set forth below as of this____ DAY OF _____, 2018.

Michelle P. Williams

Arthur E. Williams

STATE OF Texas
COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE P. WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: May 16 2022
(SEAL)

BONNIE J WICKENS
Notary ID #8347522
My Commission Expires
May 16, 2022

STATE OF Texas
COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARTHUR E. WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: May 16 2022
(SEAL)

BONNIE J WICKENS
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