Bill Garrett Davidson County
Batch# 121407 DEEDQC
07/27/2018 10:44:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180727-0073374

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Richard Northcutt
217 Pineway Drive
Nashville, TN 37217

File No.: 18-0667

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
119 S. Main Street Suite 544 #76785 Memphis, TN 38103	Dovenmuehle Mortgage Inc. 1 Corporate Drive, Suite 360 Lake Zurich, IL 60047	08415002300

THIS INDENTURE made this 26th day of July, 2018 between, **Mr. Periwinkle, LLC**, First Parties and **Ryan Banham, a married man**, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of $0.00 and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot 85, Castlewood Estates, Section II, as in Book 2331, Page 91, said Register's Office, to which plan reference is herein made.

Being the same property conveyed to Mr. Periwinkle, LLC, by quitclaim deed from Ryan Banham, of record in Instrument No. 20180611-0055688, dated June 7, 2018, see also deed of record in Instrument No. 20180608-0055246, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 2311 Selma Avenue, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 26th day of July, 2018.

Mr. Periwinkle, LLC

BY:
Ryan Clark Banham
Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ryan Clark Banham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Member respectively of the Mr. Periwinkle, LLC the within named bargainer, and corporation, and that he/she as such Memberbeing authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ryan Clark Banham as such Member.

WITNESS MY HAND and official seal, this July 26, 2018

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.

Affiant

Subscribed and sworn to before me this 26th day of July, 2018.

Notary Public

My Commission Expires: 5.2.22

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.