QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 123566 DEEDQC
08/01/2018 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180801-0075411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Yellowbird, LLC (NAME)	**Same** (NAME)	
1404 Winding Way Road (ADDRESS)	(ADDRESS)	**08203010700**
Nashville, Tennessee 37216 (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,

BRANDON DEVLIN, A MARRIED MAN AND ANDERSON PRICE, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP ("GRANTOR")

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

YELLOWBIRD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 139 ON THE PLAN OF SHARPE AND HORN'S SECOND ADDITION, OF RECORD IN PLAT BOOK 161, PAGE 53, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 139 FRONTS 50 FEET ON THE WEST SIDE OF NORTH SECOND STREET AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BRANDON DEVLIN, A MARRIED MAN AND ANDERSON PRICE, A MARRIED MAN AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM SPARTAN LAND & INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NUMBER 20170818-0085159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID PROPERTY HAVING NEVER BEEN USED AS A MARITAL RESIDENCE OF GRANTORS.

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: **1118 North Second Street, Nashville, TN 37207.**

Witness our hands this the 20th day of July, 2018.

Brandon Devlin

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon Devlin**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2018.

Notary Public
My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is **Improved** property known as: **1118 North Second Street, Nashville, TN 37207.**

Witness our hands this the 20 day of July, 2018.

* see previous page *
Brandon Devlin

Anderson Price

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon Devlin**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ day of _____, 2018.

_____
Notary Public
My Commission Expires:

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anderson Price**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of July, 2018.

Andrea L Gonzalez
Notary Public
My Commission Expires:

ANDREA L. GONZALEZ
Notary Public
State of Texas
My Comm. Exp. 03-09-2019