QUIT CLAIM DEED

Bill Garrett Davidson County
Batch# 128481 DEEDQC
08/14/2018 08:44:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180814-0079933

STATE OF MICHIGAN
COUNTY OF OAKLAND

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2018.

Notary Public DEBRA L ALSTER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 31, 2023
ACTING IN COUNTY OF Oakland

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
923 South Douglas Avenue LLC
c/o 3910 Telegraph Road, Suite 200
Bloomfield Hills, Michigan 48302

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBER(S)
923 South Douglas Avenue LLC	**"New Owner"**	
(NAME)	(NAME)	
c/o 3910 Telegraph Road, Suite 200		**105-13-OL-001.00**
(ADDRESS)	(ADDRESS)	
Bloomfield Hills, Michigan 48302		
(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 AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, ***IAN DAYKIN AND WIFE, MICHELLE R. DAYKIN***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO ***923 SOUTH DOUGLAS AVENUE LLC,*** A MICHIGAN LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS 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:

BEING UNIT A ON THE PLAN OF SOUTH DOUGLAS TOWNHOMES, A PRIVATE ELEMENT PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20111221-099703, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF:

BEING THE SAME PROPERTY CONVEYED TO IAN DAYKIN AND WIFE, MICHELLE R. DAYKIN, BY DEED FROM MICHAEL POWERS AND WIFE, JENNIFER POWERS, DATED AUGUST 18, 2015, AS INSTRUMENT NO. 20150820-0084218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is
( ) unimproved
(X) improved
Property known as 923 South Douglas Avenue, Nashville, TN 37204

{BH652214.DOCX}

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES AND/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

[signatures on next page]

Witness my hand this 11 day of July, 2018.

Ian Daykin

Michelle R. Daykin

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IAN W. DAYKIN and MICHELLE DAYKIN, husband and wife, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of July, 2018.

_____, Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____

DEBRA L ALSTER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 31, 2023
ACTING IN COUNTY OF Oakland

RETURN TO:
Grantee
3910 Telegraph Road, Suite 200
Bloomfield Hills, Michigan 48302