Bill Garrett Davidson County
Batch# 131395 DEEDQC
08/21/2018 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180821-0082686

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2018.

Notary Public
MY COMMISSION EXPIRES: 4/17/19
(AFFIX SEAL)

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Baze Properties, LLC	SAME AS NEW OWNER	117160148.00
(NAME) 104 Saint Regis Court	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Loyd, a married man and Benjamin Loyd, a married man**, hereinafter called the Grantor(s), has quitclaimed unto **Baze Properties, LLC**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 52 and 53 on the Map of Section One, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made.

Included in the above description; but excluded from the conveyance herein is that portion of the property (0.02 acres or 851.82 square feet) conveyed to Billy R. Potter by deed recorded in Book 4560, page 861, said Register' s Office, to which reference is hereby made.

Being a portion further conveyed to SHERRI S. STOWE, by quitclaim deed from GAYOSO, LLC, of record in Instrument No. 20150717-0070238, dated July 9, 2015, said Register's Office.

Being the same property conveyed to Ryan Loyd, a married man and Benjamin Loyd, a married man by deed from Sherri S. Stowe, of record in Instrument No. 20180730-0073846, said Register's Office.

Said property is not and never has been the marital residence of the Grantors.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 3838 Granny White Pike, Nashville, TN 37204.

Witness my hand this 27th day of July, 2018.

Ryan Loyd

Benjamin Loyd

STATE OF TN
COUNTY OF Wilson

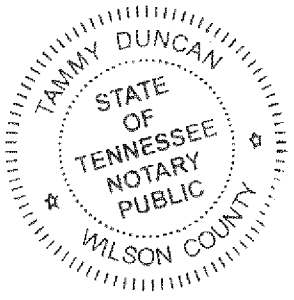
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan loyd and Benjamin Loyd the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument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

Witness my hand and official seal, this the 27th day of July, 2018.

Tammy Duncan
Notary Public

My Commission Expires: 4/17/19

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY