THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 135215 DEEDQC
08/30/2018 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180830-0086104

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christina Clark and Cody Clark 251 Timmons St Nashville, TN 37211	Regions Bank d/b/a P.O. Box 200401 Florence, SC 29502-0401	119-14-0-082.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **WRIGLEYVILLE HOMES 3, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **CHRISTINA CLARK and husband, CODY CLARK**, hereinafter called the Grantees, their heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 of Block "A" on the Map of Woodbine Courts, Part 1, of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee. Said Lot No. 26 of Block "A" fronts 85 feet on the south side of East Timmons Avenue and runs back between lines 219.1 feet on the west line and 218.5 feet on the east line to a dead line and measures 85 feet thereon.

Being the same property to Christina Clark and Cody Clark, husband and wife, by Warranty Deed from Ian R. Stewart, unmarried, of record on February 5, 2018, at Instrument No. 20180205-0011234, said Register's office. Further conveyed, the same property to Wrigleyville Homes 3, LLC, a Tennessee limited liability company, by Quitclaim Deed from Christina Clark and Cody Clark, husband and wife, of record on April 3, 2018, at Instrument No. 20180403-0031132, Davidson County Register of Deeds.

This property is commonly known as **251 Timmons St, Nashville, TN 37211**.

Witness our hands this 27th day of ~~September~~ August, 2018:

WRIGLEYVILLE HOMES 3, LLC

X By: _____

Name: Christina Clark

Title: Member

X By: _____

Name: Cody Clark

Title: Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christina Clark & Cody Clark (Print Names), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Members (Print Title) of **Wrigleyville Homes 3, LLC**, the within named bargainor, and further acknowledged that such persons executed the foregoing instrument in behalf of **Wrigleyville Homes 3, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 27th day of ~~September~~ August, 2018.

X _____
NOTARY PUBLIC

My Commission Expires: 7/9/22

BILLY WALKER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires July 9, 2022

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 DAY OF August, 2018.

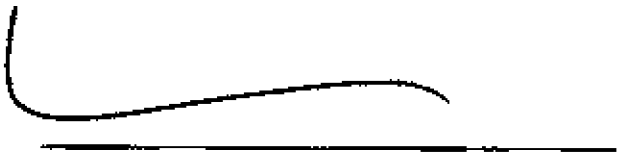
_____
Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

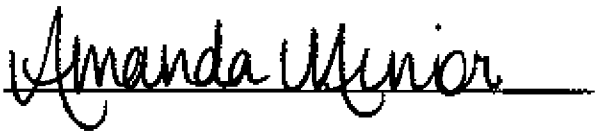
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

