This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive, Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Y Johnson Davidson County
Batch# 140176 DEEDQC
09/12/2018 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180912-0090467

New Owner:	**Send Tax Bill:**	**Map/Parcel**
SHERRY S. DEUTSCHMANN 2400 Sunset Place Nashville, TN 37212	SAME	0901200030

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is TEN DOLLARS ($10). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

Sworn before me this 30 day of August, 2018.

Notary Public

My Commission Expires: 11/3/2020

SUSAN TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, 2400VENTURES LLC, a Tennessee Limited Liability Company, hereinafter called Grantor, does hereby transfer and convey any and all interest owned by it in and to that certain real estate located in Davidson County, Tennessee, being more particularly on **EXHIBIT A**, which is attached hereto and made a part hereof, to SHERRY S. DUETSCHMANN, married.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS ITS HAND this 27th day of August, 2018.

2400VENTURES, LLC, a Tennessee Limited Liability Company

By: _____
MARK DEUTSCHMANN, Member

By: _____
SHERRY DEUTSCHMANN, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK DEUTSCHMANN and SHERRY DEUTSCHMANN, as Members of 2400VENTURES, LLC, a Tennessee Limited Liability Company 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 at Nashville, Tennessee, this 30 day of August, 2018.

_____
NOTARY PUBLIC
My Commission Expires: 1/3/20

SUSAN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 258 on the Map of Charlotte park, Section IV, of record in Book 2663, Page 71, Register's Office for said County.

Said No. No. 258 fronts 75 feet on the northeasterly side of Edsel Drive and extends back 142.7 feet on the northwesterly line and 143 feet on the southeasterly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to 2400Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed of record from Rebecca L. Coleman, widowed, in Instrument Number 20160621-0063281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all limitations, restrictions, and incumbrances that may affect the premises.

The above legal description is taken verbatim from the prior deed of record.

This is improved property known as 6410 Edsel Drive, Nashville, TN 37209.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).