Map 81-3 Parcel 206

THIS INSTRUMENT PREPARED BY:
SMITH, CASHION, & ORR, PLC
231 3rd Ave N, Nashville, TN 37201

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Dollars ($500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY JOSEPHINE TEASLEY, hereinafter called Grantor, by these presents does hereby quitclaim and convey unto CLEAR CREEK HOLDINGS, LLC, hereinafter called Grantee, its successors and assigns, any and all of Grantor's right, title and interest in and to the following real property situated in Davidson County, Tennessee, having an address at 2117 12th Ave. N., Nashville, TN 37208 and being more particularly described as follows, to-wit:

BEGINNING Being Lot no. thirty-five (35) in C.E. Raymond's Plan of Lots, as of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee. Said lot no. thirty-five (35) fronts fifty (50) feet on the westerly side of 12th Avenue North, formerly Sangster Street, and runs back between parallel lines 145 feet to an alley, and this being the same property conveyed to T.C. Jones and wife, Sara Jane Jones, as of record in Book 10050, page 571, R.O.D.C., Tennessee. This unimproved property known as 2117 Twelfth Avenue North, Nashville, Tennessee

That same property which was purchased by Grantor from TC Jones and Sara Jane Jones and conveyed to Grantor, TC Jones having purchased the property from Jessie Mai Perkins.

See book 10093 pg. 65

AND NOW, MARY JOSEPHINE TEASLEY, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey unto CLEAR CREEK HOLDINGS, LLC, its succesors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth. Grantor believes and covenants that she is the sole and rightful fee simple owner of the property, and hereby transfers all of her rights, title, and ownership in the property to CLEAR CREEK HOLDINGS, LLC.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 11th day of September, 2018.

New mailing address for 2117 12th is: Owner - Clear Creek Holdings, LLC
PO Box 90911
Nashville, TN 37209

MARY JOSEPHINE TEASLEY

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, Daniel Kudratt, a notary public of the state and county mentioned, personally appeared MARY JOSEPHINE TEASLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN, this 11TH day of SEPTEMBER 2018.

Notary Public Daniel Kudratt

My Commission Expires: July 6, 2020

DANIEL F. KUDRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 500.00
Affiant
Subscribed and sworn before me this the
12 Day of September, 2018.
Brandi Wells, Deputy Register

Karen Y Johnson Davidson County
Batch# 140253 DEEDQC
09/12/2018 01:18:03 PM 1 pg
Fees: $13.00 Taxes: $1.85

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