This instrument prepared by:
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Y Johnson Davidson County
Batch# 141972 DEEDQC
09/17/2018 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180917-0092178

The actual consideration is $0.00.

NEW OWNER:

Anna Lima and Will Montgomery
110 Yorktown Road
Franklin, TN, 37064

AFFIANT

Subscribed and sworn to before me this
the 13th day of September, 2018.

SEND TAX BILLS TO:

New owner

NOTARY PUBLIC

MAP/PARCEL:

064-16-0D-195.00-CO

My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, M & L Enterprise, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Anna Lima and Will Montgomery, wife and husband (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Section Four, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20020528-0064435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M&L Enterprise, LLC, a Tennessee limited liability company by Quitclaim deed from William J. Montgomery and Anna Lima, husband and wife of record in Instrument No. 20170816-0084195 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on August 16, 2017.

Being also known as 2605 Spring Farm Lane Hermitage, Tennessee 37076.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 13th day of September, 2018.

GRANTOR:

M & L Enterprise, LLC, a Tennessee limited liability company

Anna Lima

Will Montgomery

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE)
) CORPORATE
) ACKNOWLEDGEMENT
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, Anna Lima, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of M & L Enterprise, LLC, a Tennessee limited liability company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, the 13th day of September, 2018.

NOTARY PUBLIC

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/30/21

STATE OF TENNESSEE)
) CORPORATE
) ACKNOWLEDGEMENT
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, Will Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Authorized Member of M & L Enterprise, LLC, a Tennessee limited liability company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, the 13th day of September, 2018.

NOTARY PUBLIC

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/30/21

20181539R

True Copy Certification

I, Alyssa Rayne, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

