THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Y Johnson Davidson County
Batch# 142495 DEEDQC
09/18/2018 02:59:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180918-0092612

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1308 Wedgewood LLC 1308 Wedgewood Avenue Nashville, TN 37212	New Owner	105-09-0J-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Eric Nystrom, a married man***, by these presents does hereby quitclaim and convey unto **1308 Wedgewood LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit Number 1 on the Plan of Belmont Close Town homes, shown in the declaration of covenants, conditions and restrictions for Belmont Close Town Homes of Record in Instrument Number 20120928-0088601, 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 Eric Nystrom, a married man by Warranty Deed from Wesley G. Ritchie, married and Allison C. Ritchie NKA Allison Ritchie Sims, married of record in Instrument No. 20180119-0006004 Register's Office for Davidson County, Tennessee, dated January 17, 2018 and recorded on January 19, 2018.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This is improved property also known as 1308 Wedgewood Avenue, Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 12TH day of September, 2018.

Affiant

Notary Public

My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020
Affix Seal

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10 day of ~~August, 2018~~. SEPTEMBER, 2018

Eric Nystrom

STATE OF Michigan
COUNTY OF Washtenaw

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Nystrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 10 day of ~~August,~~ September RW EN 2018.

Notary Public

My Commission Expires:

ROBERT A WOOD
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 03-18-2026
Acting in the County of Washtenaw

