QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September, 2018

Notary Public

MY COMMISSION EXPIRES: 8/26/2019 (AFFIX SEAL)

WILLIAM E GRONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-PLR-18-140

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L and J Nashville Properties, LLC	NEW OWNER	
(NAME)	(NAME)	071-06-0-052-00
124 Miracle Strip Pky S.W. Unit 1501		
(ADDRESS)	(ADDRESS)	
Fort Walton Beach, FL 32548		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDITH T. STEPHENS, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **L AND J NASHVILLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract or parcel of land located in the County of Davidson, State of Tennessee, to wit:

Being the westerly 60 feet of Lot No. 21, the easterly part of Lot No. 21, and the westerly part of Lot No. 20, on the map of John Scruggs Subdivision of 8 acres, as recorded in Book 161, page 86, Register's Office for Davidson County, together with a 12 foot strip paralleling the westerly lot line of Lot No. 21 and 5 feet paralleling the northerly or rear line of Lot No. 21 and 20 as set out on the official map of Metropolitan Government of Nashville and Davideon County, Tennessee, Map No. 71-6, parcels 52 and 51, and abandoned by Metropolitan Government by ordinance 64-324, and described in 2 tracts as follows:

TRACT 1: Beginning at a point in the northerly margin of Artic Avenue 58 feet west of the common corners of Lot No. 21 and 20; thence with the margin of Artic Avenue westwardly 72 feet to a point; thence northwardly 142.3 feet more or less, to the center point in an abandoned alley; thence eastwardly with the center line of said alley 72 feet, more or less, to a point; thence southerly and parallel with the westerly line of Lot 21, 135 feet, more or less, to the point of beginning.

TRACT 2: Beginning at a point in the northerly margin of Artic Avenue, being the common front corners of Lots 21 and 20; thence westwardly 58 feet to a point; thence northwardly 135 feet, more or less, to the center of an abandoned alley; thence eastwardly with the center line of said abandoned alley 58.3 feet, more or less, to a point; thence southerly and parallel with the westerly side lot line in Lot No. 21, 132.5 feet, more or less, through the westerly portion of Lot 20 to the point of beginning.

Being the same property conveyed to Judith T. Stephens by Quitclaim Deed from L and J Nashville Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180517-0047413 Register's Office for Davideon County, Tennessee, dated May 16, 2018 and recorded on May 17, 2018.

The Grantor hereby certifies that the subject property has never been a marital residence.

Karen Y Johnson Davidson County
Batch# 143314 **DEEDQC**
09/20/2018 10:07:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180920-0093226

This is
[x] unimproved
[ ] improved property known as: 140 Artic Avenue, Nashville, Tennessee 37207.

Witness my/our hand(s) this the 12 day of Sept, 2018.

Judith T. Stephens
Judith T. Stephens

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judith T. Stephens**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of Sept., 2018.

Notary Public

My Commission Expires:

PHUONG K. OUELLETTE
Notary Public, State of Florida
My Comm. Expires October 2, 2019
Commission No. FF 922182

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212