QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 145236 DEEDQC
09/26/2018 08:50:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180926-0095230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Lewis	**Same**	
(NAME)	(NAME)	**10507038700**
202 Long Valley Rd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SEAN LEWIS, MARRIED ("GRANTEE")

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF C.M. AND J.C. FERRIS PLAN OF LOT NO. 1 MALLORY, OF RECORD IN BOOK 161, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, BY WARRANTY DEED FROM **FRED UPP**, OF RECORD IN INSTRUMENT NUMBER **20090511-0042987**, REGISTER'S OFFICE FOR **DAVIDSON** COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **407 Mallory Street, Nashville, TN 37203**

Witness our hands this the 20th day of September, 2018.

Magi Group, LLC

By: Sean Lewis
Its: Member

STATE OF TN)
COUNTY OF Davidson)

On this the 20th day of September, 2018, before me personally appeared **Sean Lewis**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Magi Group, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Magi Group, LLC**, as Member.

Witness my hand and official seal, this the 20th day of September, 2018.

Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY