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# 147170 DEEDQC
10/01/2018 10:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181001-0096871

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 27th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 5/23/22

NEW OWNER:

Will Montgomery and Anna Lima
1113 Murfreesbro Rd Ste 106-310
Franklin, TN, 37064

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

053-03-0-167

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Will Montgomery and Anna Lima, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section "C" Village of Old Hickory of record in Plat Book 1424, Page 66, 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 by Quitclaim deed from Will Montgomery and Anna Lima, husband and wife of record in Instrument No. 20160208-0012171 Register's Office for Davidson County, Tennessee, dated February 5, 2016 and recorded on February 8, 2016.

This property is commonly known as 1412 Hadley Avenue, Nashville, TN 37138.

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 27th day of September 27,
2018.

GRANTOR:

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

Will Montgomery, Member

Anna Lima, Member

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 Williamson)

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 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.

*and Anna Lima

Witness my hand, at office, the 27th day of September, 2018.

NOTARY PUBLIC

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/30/21

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)

