QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

File No.: ALW-17-1010B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Sept 2018

Notary Public

MY COMMISSION EXPIRES: 09/22/2021 (AFFIX SEAL)

JADE KYLE SUTTLES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES AND JANUS TANNER **JAKE TANNER**	NEW OWNER	
(NAME) **1010B Caldwell Avenue**	(NAME) 24307 MAGIC MOUNTAIN PKWY, #360	**105094G00200CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) VALENCIA, CA 91355	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **JAMES AND JANUS TANNER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **JAMES AND JANUS TANNER, HUSBAND AND WIFE, AS TO A 95% INTEREST AND JAKE TANNER, A** SINGLE **MAN, AS TO A 5% INTEREST**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, HOMES AT CALDWELL AVENUE, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160913-0096266, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MAGNESS GROUP, INC., TO JAMES TANNER AND JANUS TANNER, DATED 08/17/2017, RECORDED 08/25/2017, IN INSTRUMENT NO. 20170825-0087764, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ■ property, known as 1010B Caldwell Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
DEEDQC
Batch# 147996 2 pgs
10/02/2018 01:40:26 PM
Fees: $12.00 Taxes: $0.00

20181002-0097739

Witness our hands this 24th day of SEPTEMBER, 2018.

JAMES TANNER

JANUS TANNER

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES TANNER AND JANUS TANNER**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of SEPTEMBER, 2018.

RYAN GILBERT RANKEN
Notary Public - California
Los Angeles County
Commission # 2251461
My Comm. Expires Jul 28, 2022

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-28-2022