Karen Y Johnson Davidson County
Batch# 150079 DEEDQC
10/09/2018 10:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181009-0099943

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mark Charlton** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **3rd Times A Charm, LLC, a Tennessee Limited Liability Company** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 23A, on the plan of Zone Lot Division of Lots 21, 22, 23, 35 and 38 of Section 1 of Percy Priest Woods, of record in Plat Book 5200, Page 714 amending Plat Book 5200, Page 472, said Register's Office, reference to which is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 3265 Priest Woods Drive, Nashville, TN 37214

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Seller warrants that said property was not his primary residence and was used for investment purposes only.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 201810090099942 in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 5 day of **October, 2018.**

Mark Charlton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mark Charlton,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of **October, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 5 day of **October, 2018.**

NOTARY PUBLIC

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: 9/25/19

PROPERTY ADDRESS:	**3265 Priest Woods Dr.** **Nashville, TN 37214**
TAX PARCEL NO.:	**10816002300**
PROPERTY OWNER: OWNER'S ADDRESS:	**3rd Times A Charm, LLC** **P. O. Box 187** **Bell Buckle, TN 37020**
MAIL TAX BILLS TO:	**Owner at Owner's Address**

Certificate of Authenticity

I, Ashlee D Page, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019