Karen Y Johnson Davidson County
Batch# 152039 DEEDQC
10/17/2018 11:21:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181017-0102904

This Instrument Prepared By and Returned To: **10-A**
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Efion, LLC 3111 Pleasantville Bridge Rd. Thompson Station, TN 37179	SAME	081-03-0-088.00

I, **Rob J. Stouder, married**, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Efion, LLC, a Tennessee limited liability company**, in and to the following tract of land in Davidson County, Tennessee described as follows:

Tract I

Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 31 in the Buena Vista Plan of Lots as of record In Book 15, Pages 10 and 11, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of 18th Avenue, North 150 feet Northerly from the common corner of Lots Nos. 31 and 20 on said plan, and being the Northwest corner of the property conveyed to Elizabeth Fletcher, by deed from John Vaughter and wife, Ora Lee Vaughter, of record in Book 1882, Page 565, said Register's Office; thence Northerly with the margin of said Avenue, 42 feet to a point; thence Easterly, parallel with the line between said two lots, 159 feet to a point; thence Southerly, parallel with the Westerly margin of 15th Avenue North, 42 feet, more or less, to a point; thence Westerly, parallel with the line between said two lots, 159 feet, more or less, to the point of beginning.

Being the same property conveyed by Warranty Deed from Wade Properties, LLC, a Tennessee Limited Liability Company to Rob J. Stouder, married, as recorded on the 1st day of March, 2018 in Instrument No. 20180301-0019169, said Register's Office.

Tract II

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an Iron Pin Found (IPF) at the Southeasterly corner of Maria Patton, as recorded in Instrument Number (I#) 20120514-0041477, Register's Office of Davidson County (R.O.D.C.); thence, with Patton, North 72 degrees 51' 47" East, a distance of 12.85 feet to an IPF at the Southwesterly corner of Inez Davis, as recorded in I# 20090121-0005276, R.O.D.C.; thence with Davis, North 70 degrees 02' 13" East, a distance of 1.69 feet to an Iron Pin Set (IPS) stamped Arrowhead TN PLS# 1859 (typical); thence, leaving Davis and with a new line severing the property of 15th Avenue Church of Christ, as recorded in I# 20111130-0093120, the following calls: South 11 degrees 04' 42" East, a distance of 40.40 feet to an IPS; South 71 degrees 15' 13" West, a distance of 11.30 feet to an IPS at the Northeasterly corner of Rob Stouder, as recorded in I# 20180301-0019169, R.O.D.C.; thence, with Stouder, North 15 degrees 40' 50" West, a distance of 40.42 feet to the Point of Beginning. Containing 0.01 Acres, or 519 square feet, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN PLS# 1859, on this 16th Day April, 2018.

Being the same property conveyed by Warranty Deed from 15th Avenue Church of Christ to Rob Stouder, as recorded on the 23rd day of August, 2018 in Instrument No. 2018023-0083606, said Register's Office.

~~Being part~~ of the same property conveyed by Quitclaim Deed from ~~Rob J. Stouder~~, married to Elion, ~~LLC, a Tennessee~~ limited liability company, of record in ~~Instrument~~ No. _____, ~~said Register's Office~~.

Rob J. Stouder and Rob Stouder are one and the same.

This was not the principal place of residence for the Grantor.

This is improved property known as 2136 18th Ave. N, Nashville, TN 37208.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of October, 2018.

Rob J. Stouder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rob J. Stouder, the 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 seal on this 15th day of October, 2018.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2018.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires November 5, 2019

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