Karen Y Johnson Davidson County
Batch# 152472 DEEDQC
10/18/2018 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181018-0103526

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $-0- Affiant Subscribed and sworn to before me, this 18th day of October 2018. Notary Public My Commission Expires: 9/7/2020

Bradley T. Bald, Esq.
Keller, Turner,
Andrews & Ghanem, PLLC
20 Music Square W, Suite 200
Nashville, Tennessee, 37203

KENDALL CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel ID No.
James Finley Ransone III **4004 Utah Avenue** **Nashville, TN 37209**	New Owner	104-01-0-170

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOHDI AND UTAH, LLC**, a Tennessee limited liability company ("Grantor") by these presents, does hereby quitclaim and convey unto **JAMES FINLEY RANSONE III** ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 104 on the Plan of West End Annex, of record in Book 332, page 61, in the Register's Office for Davison County, Tennessee.

Said part of Lot No. 104 fronts 75 feet on the Northerly margin of Utah Avenue and extends back 199.6 feet on the Westerly line and 198 feet, more or less, on the Easterly line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Bohdi and Utah, LLC, a Tennessee limited liability company by Deed from Mary Duff McNulty NKA Mary Frances Duff, recorded on September 28, 2018, of record in Instrument No. 20180928-0096486, Register's Office for Davidson County, Tennessee.

This is improved property known as **4004 Utah Avenue, Nashville, TN 37209.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

GRANTOR:

BOHDI AND UTAH, LLC

By: _____
Louise M. Taylor, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Louise M. Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Representative of Bohdi and Utah, LLC, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by such person as Authorized Representative.

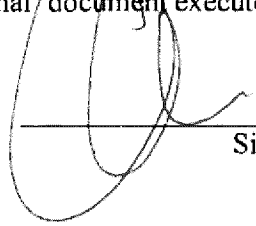
Witness my hand, at office, this 18th day of October, 2018.

Ashley R. Jeanette
Notary Public
My commission expires: July 8, 2019

ASHLEY R JEANETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

True Copy Certification

I, Elizabeth Preston, 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.

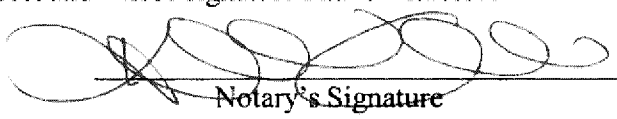


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

