Karen Y Johnson Davidson County
Batch# 153855 DEEDQC
10/24/2018 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3.70
20181024-0105525

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
EMERGENT PROPERTIES, LLC	**Same**	
(NAME)	(NAME)	**11804036900**
293 Vivelle Ave		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MAGI GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

EMERGENT PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Map & Parcell1804036900

Seminole Avenue
155X97XIR
.06 Acres

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, BY QUITCLAIM DEED FROM **BARBARA J. JONES, UNMARRIED**, OF RECORD IN INSTRUMENT NUMBER **20180917-0092195**, REGISTER'S OFFICE FOR **DAVIDSON** COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **0 Seminole Ave,. Nashville, TN 37211**

Witness our hands this the 23 day of October, 2018.

Magi Group, LLC

By: Sean Lewis

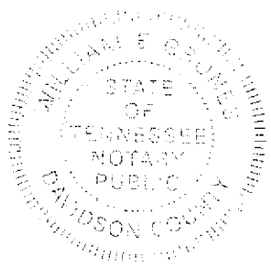
STATE OF Tennessee)
COUNTY OF Davidson)

On this the 23 day of October, 2018, before me personally appeared **Sean Lewis**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Magi Group, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Magi Group, LLC**, as Member.

Witness my hand and official seal, this the 23 day of October, 2018.

Notary Public

My Commission Expires: 8/20/2019



True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY