File No.

QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 154734 DEEDQC
10/29/2018 11:56:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181029-0106822

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-25-19

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments Inc	Same	114 00 0 0 320.00
(NAME) 718 Thompson Ln Ste 108	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

1 Public Homes LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cornerstone Investments, Inc, a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTEE(S), IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Legal of the Property: A CERTAIN TRACT or parcel of land in the 8th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at an iron pin set, said pin being located on the northerly right of way of Charlotte Pike, and being the southwesterly corner of Bobby Tidwell as recorded in Book 10392, page 606, R.O.D.C.; thence, leaving Tidwell and along said right of way the following calls: with a curve to the right, said curve having a radius of 1861.65', a tangent of 109.34' a length of 218.43' and a chord bearing and distance of S 69 degrees 48' 46"W, 218.31' to a concrete right of way marker found, S 72 degrees 49' 02"W, 282.77' to an iron pin set, thence leaving right of way and with a new line severing the Floyd Smith property as recorded in Book 6624, page 296, R.O.D.C., N 0 degrees 04' 45" W, 658.22' to an iron pin set in the southerly line of Thomas Bianconi as recorded in Book 7242, page 593, R.O.D.C., thence with Bianconi the following calls: N 87 degrees 08' 29" E, 142.86' to a fence post, S 89 degrees 53' 02" E, 185.27' to a fence post, S 87 degrees 05' 29" E, 103.06' to a fence post, N 88 degrees 52' 03" E, 100.00' to a 3" hickory tree; S 76 degrees 39' 13" E, 12.46' to a fence post, S 62 degrees 30' 40" E, 42.11' to a 10" elm tree; S 19 degrees 26' 40" E, 14.16' to a 12" hackberry tree, S 5 degrees 16' 04" E, 37.38' to a iron pin set at the northeasterly corner of said Tidwell; thence, leaving Bianconi and with Tidwell the following calls: S 58 degrees 44' 30" W, 256.55' to an iron pin set; S 19 degrees 47' 11" E, 315.45' to the point of beginning.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee Limited Liability Company by deed from Padgett Law Group, dated October 11, 2018, of record in

Instrument No. 20181029.0106821, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7644 Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (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.

WITNESS our hands this the 29 day of October, 2018.

1 Public Homes, LLC a Tennessee limited liability company

Eric Sox Member
By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **1 Public Homes, LLC a Tennessee limited liability company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 29 day of October, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.