Quitclaim Deed

2018-1126

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 31st day of May, 2018

Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
12th Ave South, LLC P. O. Box 961799 Boston, MA 02196	SAME	105010L00200.CO

KNOW ALL MEN BY THESE PRESENTS that **Edward Lennon and Kelly Lennon,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **12th Ave South, LLC,** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Unit 1013-B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Gulch View, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160205-0010828 in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward Lennon and Kelly Lennon from Gulch Capital, LLC, a Tennessee limited liability company by Warranty Deed dated May 31, 2018 and recorded June 5, 2018 in Instrument No. 20180605-0053538, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1013 B 12th Avenue South, Nashville, TN 37204.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

Karen Y Johnson Davidson County
Batch# 155773 **DEEDQC**
11/01/2018 12:21:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181101-0108295

WITNESS my hand this the 31st day of May, 2018.

Edward Lennon

Kelly Lennon

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said county and state, the within named Edward Lennon and Kelly Lennon, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of May, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County