This Instrument Prepared By and Returned To:
Lawyers Escrow Service, Inc.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 161910 DEEDQC
11/16/2018 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181116-0113097

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Scruggs Homes, GP **238 Burlington Place** **Nashville, TN 37215**	**Same As Owner**	**Map 072-09-0** **Parcel 14600**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Anthony J. Balio,** do hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **Scruggs Homes, GP, a Tennessee general partnership** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 18, as shown on the Map entitled Map of Bush Spain's Subdivision of part of the Zack Stull Lands, of record in Plat Book 161, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said part of said lot fronts 50 feet on the northerly side of Spain Avenue and runs back between parallel lines, 165 feet to a dead line in the rear.

Being the same property conveyed to Anthony J. Balio by deed from SBE Partners, a Tennessee partnership, filed for record on September 20, 2017 as Instrument No. 20170920-0096338, Register's Office for Davidson County, Tennessee.

Property Address: 911 Spain Avenue, Nashville, TN 37216

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

This instrument was prepared from information provided by the parties, without benefit of a title search. No legal advice has been given in this transaction.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14 day of November, 2018.

:

Anthony J Balio
Anthony J. Balio

STATE OF California
COUNTY OF San Diego

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Anthony J. Balio,** 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 official seal this the 14th day of November, 2018

SEE ATTACHED DOCUMENT

My Commission Expires: 01-20-2021

Vanessa Jones
NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Robert L Sepp
(Affiant)

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

My Commission Expires: 1-3-2022

Melody M Jenkins
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On November 14, 2018 before me, Vanessa Torres, Notary Public
(insert name and title of the officer)

personally appeared Anthony J. Balio,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Vanessa Torres (Seal)

VANESSA TORRES
COMM. # 2180380
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. JAN. 20, 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Robert L Scr

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

