This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Y Johnson Davidson County
Batch# 169647 DEEDQC
12/03/2018 02:51:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181203-0117734

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Sackston LLC 1316 7th Ave. N Nashville, TN 37208	SAME	082-09-0-028.00

We, **Kenneth Sacks, a married man and Bryan Exner, a married man** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Sackston, LLC,** a Tennessee limited liability company, in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 25 in the North Nashville Real Estate Company's Plan, which plan is of record in Book 21, page 105, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Said 33 1/3 feet fronts the Easterly side of Seventh Avenue, North, and extends back between parallel lines 172 feet to an alley in the rear.
>
> Being the same property conveyed by Warranty Deed from Scott Chambers, a single man to Kenneth Sacks, a married man and Bryan Exner, a married man of record in Instrument No. 20161205-0127133, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1316 7th Avenue, North, Nashville, TN 37208.

Subject to all matters of record affecting the premises

This property has never been the marital residence of either of the Grantors.

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of November 2018.

Kenneth Sacks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Sacks, 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 seal on this 15th day of November, 2018.

Notary Public

Commission Expires: 11.5.19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 15th day of November, 2018.

Notary Public

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IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of November 2018.

Bryan Exner

STATE OF New York
COUNTY OF Ulster

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Exner, 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 seal on this 19 day of November, 2018.

MATTHEW DAVID ROSENBERGER
NOTARY PUBLIC STATE OF NEW YORK
ULSTER
LIC. #01RO6336701
COMM. EXP 02/08/2020

Notary Public

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