This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Y Johnson Davidson County
Batch# 170713 DEEDQC
12/05/2018 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181205-0118553

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 30 day of Nov, 2018.

NOTARY PUBLIC

My Commission Expires: 5.25.20

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NEW OWNER:

M & L Enterprise, LLC
1113 Murfreesboro Rd, Ste 106-310
Franklin, TN 37064

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

071-16-0-060

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, William Montgomery, an unmarried man (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to M & L Enterprise, LLC (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Being the Northerly Part of Lot No. 5 on the Williams and Hays Belle View Plan as of record in Book 332, Page 51, Register' s Office for Davidson County, Tennessee, described according to a survey by John Kohl, dated July 25, 1967, as follows:

Beginning at the Northwesterly Corner of said Lot No. 5 and then running in a Southerly direction along Rosedale Avenue 60 feet at a point; thence Easterly 200 feet to Boundary of Lot No. 5; thence Northerly 55 feet to the Northeasterly Corner of Lot No. 5; thence Westerly along the Northerly Boundary line of Lot No. 5, 200 feet to the beginning.

Being the same property conveyed to William Montgomery by Warranty deed from Gladys Howard, Executrix of the Estate of Dorothy Steward of record in Instrument No. 20180912-0090498 Register's Office for Davidson County, Tennessee, dated September 11, 2018.

This property is commonly known as 1409 Rosedale Avenue, Nashville, TN 37207.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 16 day of OCT, 2018.

GRANTOR:

William Montgomery

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, _____ William Montgomery with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 16 day of OCT, 2018.

NOTARY PUBLIC

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5-25-20

20181637R

True Copy Certification

I, Alyssa Rayne, 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 Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

