Karen Y Johnson Davidson County
Batch# 173589 DEEDQC
12/13/2018 10:13:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181213-0121279

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery, Atty.
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
David R. Brandon, Jr. Ronald R. Brandon, James E. Brandon, Steven D. Brandon, and Johnny Booher 7420 Harness Dr. Nashville, TN 37221	"Owners"	104-01-0-201.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, 39th Ave, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto the David R. Brandon, Jr., Ronald R. Brandon, James E. Brandon, Steven D. Brandon, and Johnny Booher, Heirs-at-Law of Edwin N. Brandon, hereinafter called the Grantee, his heirs and assigns, all of Grantors' interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property, or an appurtenance to the same property, conveyed to Edwin N. Brandon, by Warranty Deed dated February 22, 2006, from James E. Montgomery and Brad Perry and Chad Thomas and Jason Jenkins and wife, Heather Jenkins, of record as Instrument No. 20060227-0022534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This deed has been executed and delivered in order to relinquish any interest and acknowledge the termination of an easement over and upon that area of Lot 87 on which is located a garage and driveway area which previously served as a garage for the benefit of the adjoint landowner (the Grantor herein), for the use and benefit of Lot 86 of West Grove Subdivision [known as 142 39th Avenue North]. Use and benefit of said easement terminated upon the death of James E. Montgomery February 28, 2016. The Grantors have executed this deed to acknowledge that the said terminated easement was mentioned in the deed under which the Grantor acquired the adjoining Lot 86 and to grant and convey to the within named Grantee all rights and interest in the entire property (Lot 87) as may be held by the Grantors.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 12 day of December, 2018.

39th Ave. LLC, a Tennessee limited liability company

BY: _____
L. Ed Gaw, Jr., Managing Member

BY: _____
Stephen Thomas, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally **L. Ed. Gaw, Jr. and Stephen Thomas**, themselves to be the Managing Members of **39th Ave. LLC, a Tennessee limited liability company**, the within named bargainor, and that they, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **L. Ed Gaw, Jr. and Stephen Thomas,** as Managing Members.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of December, **2018.**

_____
Notary Public
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this
12 day of December, 2018.

_____
Notary Public
My commission expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021