Karen Y Johnson Davidson County
Batch# 174973 DEEDQC
12/17/2018 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181217-0122519

Prepared By:
R. Alan Alsobrook, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, Suite 200
Germantown, TN 38138
(901) 881-8600

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **MESA VERDE ASSETS, LLC** (herein the "Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim and convey unto **JEFF 1, LLC** (herein the "Grantee") all of its title and interest in and to the following described real estate located in Davidson County, Tennessee:

FOR LEGAL DESCRIPTIONS SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

*This deed was prepared without the benefit of a title search.*

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed, or has caused this Quitclaim Deed to be executed by and through its duly authorized representative, this 1 day of December, 2018.

GRANTOR:

MESA VERDE ASSETS, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: Alyssia Ventura
Its: Closing Coordinator

STATE OF: TEXAS
COUNTY OF: TRAVIS

Before me the undersigned Notary Public of the State and County aforesaid, appeared Alyssia Ventura, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Closing Coordinator for Main Street Renewal, LLC, the Authorized Signor for MESA VERDE ASSETS, LLC, the within named bargainor, and that she as such authorized signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as an authorized signatory.

WITNESS my hand and seal, at office in Travis County, Texas this 1 day of December, 2018.

Notary Public

My commission expires: 1/6/2021

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

| | |
|---|---|
| New Owner Name and Address to:<br>JEFF 1, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Mail tax bills to:<br>JEFF 1, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746 | I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.**<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 1 day of December, 2018.<br><br>NOTARY PUBLIC<br><br>Commission expires: 1/6/2021 |

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

## EXHIBIT A

**Tract 1:**

Lot 57, PLAN OF SUBDIVISION FOR PHASE 1 OF POPLAR CREEK ESTATES, as shown on plat of record in Book 6250, Page 647, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor at Instrument No. 20180522-0048952 in the Davidson County Register of Deeds.

Property Address: 7121 Poplar Creek Tract, Nashville, TN 37221
Parcel ID: 155-08-0A-057.00 CO

**Tract 2:**

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Sugar Valley, Section Four, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 2000005230051444, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor at Instrument No. 20180820-0082575 in the Davidson County Register of Deeds.

Property Address: 6732 Sugar Hill Drive, Nashville, TN 37211
Parcel ID: 181-01-0A-142.00 CO

I, Karen McConnell, 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 a true and correct copy of the original document executed and authenticated according to law.

Karen McConnell

State of Texas
County of Travis

Personally appeared before me, Alyson Chandler, a notary public for the county and state, Karen McConnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/4/2021

ALYSON CHANDLER
Notary ID #131370130
My Commission Expires
December 4, 2021