Karen Y Johnson Davidson County
Batch# 179327 DEEDQC
12/31/2018 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181231-0126604

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Surge Enterprises, LLC 604 Cheshire Circle Franklin, TN 37069	New Owner	143-02-0A-038.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 31 day of December, 2018.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public

My Commission Expires: 3-21-20
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry Surgener and Shaun Surgener,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Surge Enterprises, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 38 on the Plan of Harpeth Trace Estates, Section Three as of record in Plat Book 5200, Pages 751, 752 and 753, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Terry Surgener and Shaun Surgener, as joint tenants with the rights of survivorship, by Special Warranty Deed from Bank of America, N.A., dated August 17, 2018, recorded November 2, 2018, of record as Instrument No. 20181102-0108929, Register's Office for Davidson County, Tennessee.

This is improved property known as: **513 Harpeth Trace Drive, Nashville, TN 37221.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 31 day of December, 2018.

Terry Surgener

Shaun Surgener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry Surgener and Shaun Surgener, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 31 day of December, 2018.

Notary Public
My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M Corriveau, do herby 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.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)