This Instrument Prepared by:
L. Gino Marchetti, Jr.
Taylor, Pigue, Marchetti & Blair, PLLC
2908 Poston Avenue
Nashville, TN 37203-1312

Register's Stamp/Sticker

Karen Y Johnson Davidson County
Batch# 180619 DEEDQC
01/04/2019 11:58:38 AM 2 pgs
Fees: $13.00 Taxes: $148.00

20190104-0001144

Map/Parcel Nos.:
052 07 0 025.00

New Owner & Send Tax Bills to:
The Twin Team LLC
1107 Gartland Avenue
Nashville, TN 37206

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, on this the 4th day of January, 2019, **The Tennessee Credit Union, Grantor,** for and in consideration of Forty Thousand Dollars ($40,000), does hereby bargain, sell, release, quitclaim and convey, unto **The Twin Team LLC, Grantee,** all right, title and interest in the following described real estate located at 620 Larkin Springs Road, Madison, Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 of Block A on the unrecorded Map of Homes Acres Subdivision, being a Revision of the First Subdivision in the 11th District, by the Layman Foundation, and described as follows:

BEGINNING at a point in the westerly margin of Larkin Springs Road at the corner of Lots 31 and 32; thence with the line between said lots westerly 324 feet to a point; thence northerly 100 feet to the corner of lot 30; thence with the line between Lots 30 and 31, easterly 327.4 feet to the west margin of Larkin Springs Road; thence with the margin of the same southerly 100 feet to the point of beginning.

Being the same property conveyed to The Tennessee Credit Union by deed from L. Gino Marchetti, Jr., Successor Trustee, dated October 24, 2018, of record in Instrument No. 20181024-0105490, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

WITNESS my hand this 4th day of January, 2019.

THE TENNESSEE CREDIT UNION

By: _____
Michael D. Martin, President/CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael D. Martin with whom I am personally acquainted and who upon oath acknowledged himself to be the President/CEO of The Tennessee Credit Union, the within named bargainor, a corporation, and that he as such President/CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President/CEO.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 4th day of January, 2019.

WILLIAM D. CECIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

_____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $40,000.

_____
AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of January, 2019.

WILLIAM D. CECIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

_____
NOTARY PUBLIC

My Commission Expires: 07-06-2020