Karen Y Johnson Davidson County
Batch# 180899 DEEDQC
01/04/2019 02:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190104-0001214

# QUITCLAIM DEED

TO: Elizabeth Haupert and Lee Jones, jointly

This instrument was prepared by:
Talley K. Wood, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Small Ranch, LLC

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| 401 CLAIRTON CT<br>NASHVILLE TN<br>37215 | Same | 10509026500 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

Lee H. Jones
Affiant

Sworn to and subscribed before me, this 20th day of December, 2018.

Dawnelle B. Smith
Notary Public

My Commission Expires:

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Small Ranch, LLC, a Tennessee limited liability company (hereinafter called the "Grantor"), by these presents do quitclaim, transfer and convey jointly unto Elizabeth Haupert and Lee Jones, individual residents of the State of Tennessee (hereinafter together called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, located at 2029 10th Avenue South, Nashville, Tennessee 37204 and more specifically described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 1st day of January, 2019.

**GRANTOR:** SMALL RANCH, LLC

By: LEE JONES Lee H. Jones

Title: MEMBER

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, Dawnelle B. Smith, a Notary Public in and for the County and State aforesaid, personally appeared Lee H. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the MEMBER, of SMALL RANCH, a LIMITED LIABILITY CORP., the within named bargainor, and that he/she as such MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the MEMBER by him/herself as MEMBER.

Witness my hand and seal at office in Nashville, Tennessee, this 20th day of December, 2018.

Dawnelle B. Smith
Notary Public

My Commission Expires:

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE



860736.1 11466.002



TR 2

## EXHIBIT A

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 32 on Plan of Cuddles Subdivision of Lot 1 of Laurence Lands of record in Book 57, page 84, Register's Office for said County.

Said Lot No. 32 fronts 52 feet on the southerly margin of Bate Avenue, formerly Cleveland Avenue and extends back 145 feet to an alley line in the rear, measuring 57.5 feet thereon.

Included in the above description but excluded herefrom is the portion of subject property shown on the Plan of 10th Avenue South. Rights of Way Dedication of record in Book 4060, page 128, Said Register's Office.

Being the same property conveyed to Small Ranch, LLC, a Tennessee limited liability company, by Quitclaim Deed from Elizabeth Haupert and spouse, Lee H. Jones, of record in Instrument No. 20150702-0064334, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2029 10th Ave. South, Nashville, TN 37204.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

## CERTIFICATE OF AUTHENTICITY

I, Erica L. Martin, do hereby make oath that I am 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.

Erica L. Martin

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Erica L. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of January, 2019.

Notary Public

My Commission Expires: May 5, 2020

STACIE L. BEISHUIZEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE