Recording Information Book _____ Page _____

QUITCLAIM DEED	State of Tennessee Co **STATE OF TENNESSEE** Th **COUNTY OF DAVIDSON** r or thi **The actual consideration or true value, whichever is greater for this transfer is** **$** 0.00 Af _____, **Affiant** **Subscribed and sworn before me this the** Su 8 **Day of** January, 2019. y, of Jar _____ **Deputy Register** Notary Public My commission expires: _____

Karen Y Johnson Davidson County
Batch# 181494 **DEEDQC**
01/08/2019 12:08:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190108-0002012

(AFFIX SEAL)

This instrument prepared by: Richard S. Wofford; 2105 Pilati Place; Franklin TN 37064.

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	**Map/Parcel:**
Richard S. and Linda G. Wofford 2105 Pilati Place Franklin, TN 37064	Richard S. and Linda G. Wofford 2105 Pilati Place Franklin, TN 37064	085-11-0-016.00

QUITCLAIM DEED

THIS INDENTURE, made this 8th day of January, 2019, between Front Porch Properties, LLC, a Tennessee Limited Liability Company, as party of the first part, herein referred to as "Grantor", and Richard S. and Linda G. Wofford, as the party of the second part, hereinafter referred to as "Grantee" (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of ten dollars ($10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever quitclaim unto said Grantee:

Land in Davidson County, Tennessee, being Lot No. 118, as shown on the map entitled Stanford Country Club Estates, Section Three, or record as Plat Book 2900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 118 fronts 97.06 feet on the easterly side of Edgemont Drive and runs back 165 feet on the northerly line and 150 feet on the southerly line to a dead line on which measures 115.86 feet.

Being the same property conveyed to Front Porch Properties, LLC, by deed of record in Book 20120625, Page 0055601, Register's Office of Davidson County, Tennessee.

This is improved property located at 3049 Edgemont Drive; Nashville, TN 37214.

~~TO HAVE AND TO HOLD the said described~~ premises to Grantee, so that neither Grantor nor any person or persons ~~claiming under Grantor shall~~ at any time, by any means or ways, have claim or demand ~~any right~~ to title to said premises or appurtenances, or ~~any rights thereof.~~ RSW

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written. Signed, sealed, and delivered in the presence of:

Richard S. Wofford

Grantor: Richard S. Wofford, as Chief Manager of Front Porch Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard S. Wofford, who acknowledged he executed the within instrument for the purpose therein contained, after first having been duly authorized so to do. WITNESS my hand and official seal this 9th day of Jan, 2019

My Commission Expires 5/4/19

Notary Public

My commission expires: _____

MATTHEW RICKETT NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY EXPIRES (SEAL) May 6, 2019