Karen Y Johnson Davidson County
Batch# 182287 DEEDQC
01/10/2019 09:07:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190110-0002597

This instrument prepared by:
Ronald H. Bice, Jr.
Attorney at Law
4515 Harding Road, Suite 103
Nashville, TN 37205

| New Owner's Address: | Send Tax Bills to: | Map & Parcel Number: |
|---|---|---|
| Midtown Printing, Inc.<br>120 20th Ave. South<br>Nashville, TN 37203 | Same | 060-04-0-088.00 |

## QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION OF THE SUM OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, JUDSON SCOTT, TRUSTEE FOR MIDTOWN PRINTING, INC. TRUST, DATED 6/13/18, by these presents does hereby quitclaim and convey unto MIDTOWN PRINTING, INC., their heirs, successors and assigns, all my right, title and interest that I may have in and to the following described tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section 3, (Re-Subdivide Lot 2) OAK PARK COMMERCIAL DEVELOPMENT, of record in Plat Book 4060, Page 152, as amended in Book 5317, Page 426, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Judson Scott, Trustee for Midtown Printing, Inc. Trust, dated 6/13/18, by Warranty Deed from James Gil Fuqua, Jr., a married man, dated July 11, 2018, and recorded July 13, 2018 as Instrument No. 20180713-0068334, in the Register's Office for Davidson County, Tennessee.

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

**This is improved property known as 111 Oak Valley Drive, Nashville, TN 37207.**

Whenever used, the singular number shall include the plural, the plural and singular and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of January, 2019.

Judson Scott
JUDSON SCOTT, as TRUSTEE FOR
MIDTOWN PRINTING, INC. TRUST
DATED 6/13/18

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value whichever is greater, for this transfer is $ -0-.
Subscribed and sworn to before me, this the 7th day of January, 2019.

Ronald C Bue
AFFIANT

Kate Holderbaum
NOTARY PUBLIC

My Commission Expires: 7-8-2019

KATE HOLDERBAUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee )
COUNTY Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDSON SCOTT, TRUSTEE FOR THE MIDTOWN PRINTING, INC. TRUST DATED 6/13/18, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he in his capacity as Trustee executed the foregoing instrument for the purposes therein by signing his name as Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 2019.

Ronald C Bue
NOTARY PUBLIC

My commission expires: 09/07/21

**This instrument was prepared from information furnished by the parties. No independent title examination was made.**