Karen Y Johnson Davidson County
Batch# 183269 DEEDQC
01/14/2019 08:52:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190114-0003356

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 180315357** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 8th day of January, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner: Protection Properties LLC 1510 Cahal Avenue Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: 07009012000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sinoch Kisinger** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Protection Properties LLC,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the unrecorded plan of the Curtis Lands, and described as follows:

Beginning at the northeast intersection of Cliff Drive and Goodrich Avenue, being the southwest corner of this lot, thence with the margin of Goodrich Avenue, northerly 75 feet to a point; thence easterly parallel to Cliff Drive, 75 feet to a point; thence southerly parallel to Goodrich Avenue, 75 feet to the north margin of Cliff Drive; thence with the margin of the same, westerly 75 feet to the north margin of Cliff Drive, thence with the margin of the same, westerly 75 feet to the point of beginning.

Being a portion of the same property conveyed to RESIDENTIAL ASSOCIATES, LLC, by deed from CHARLES R. BULLINGTON SR., TRUSTEE OF THE BULLINGTON REVOCABLE TRUST DATED OCTOBER 14, 2004, of record in Instrument No. 20120202-0009341, dated January 30, 2012, said Register's Office.

Being the same property conveyed to SINOCH KISINGER by Warranty Deed from RESIDENTIAL ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20180329-0029565 Register's Office for Davidson County, Tennessee, dated March 26, 2018, recorded on March 29, 2018.

This is improved property known as 3104 Cliff Dr., Nashville, Tennessee 37218

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2019.

Sinoch Kisinger

BY: Sinoch Kisinger

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Sinoch Kisinger, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020