Karen Johnson Davidson County
Batch# 186172 DEEDQC
01/18/2019 03:21:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190118-0005573

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Ethan Colclasure Ashley Colclasure 3916 Wallace Lane Nashville, TN 37215	New Owner	105091E00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Colclasure Company, LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto **Ethan Colclasure and Ashley Colclasure, husband and wife**, their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1727 14th Avenue South, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160930-0103235 amended at 20161031-0114854, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "1" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Colclasure Company, LLC by Warranty deed from Brennon R. Mobley, unmarried of record in Instrument No. 20160720-0074876 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 20, 2016.

Being also known as 1406 Wedgewood Ave. Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
18 day of January, 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18 day of January, 2019.

Colclasure Company, LLC

By: _____
Name: Ethan Colclasure
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ethan Colclasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Colclasure Company, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 18 day of January 2019.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021