QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 188318 DEEDQC
01/25/2019 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190125-0007452

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January ~~2018~~ 2019

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ATLiens Capital, LLC	NEW Owner	
(NAME) 720 Melpark Drive	(NAME)	**105 14 0N 004.00**
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN B. CRIST, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **ATLiens Capital, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HER RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit 4, as established in Declarations of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 2016016-001307, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elyse H. Badewitz, unmarried, by Special Warranty Deed from Melpark Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20160411-0034671, Register's Office for Davidson County, Tennessee, dated April 8, 2016 and recorded April 11, 2016.

Being the same property conveyed to John B. Crist, an unmarried man, by Warranty Deed from Elyse H. Badewitz, an unmarried woman, of record in Instrument No. 20190124-0006928, Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 24, 2019.

This is ( ) **unimproved** (X) **improved** property known as: **720 Melpark Drive, Nashville, TN 37204**
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 23rd day of January, 2019.

John B. Crist

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Crist, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2019.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Shauna Daniels, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 07/05/2021

