Karen Johnson Davidson County
Batch# 189047 DEEDQC
01/28/2019 03:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190128-0008252

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Blank for Register's Office Endorsement Stamp)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of January, 2019.

NOTARY PUBLIC

COMMISSION EXPIRES: 9-7-2020

(AFFIX SEAL)

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Kevin & Samantha Wilson 509B Stevenson Street Nashville, TN 37209	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	91-13-D-2.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **D & S 615 PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter "Grantor") hereby convey, remise, release and quitclaim unto **KEVIN WILSON and SAMANTHA WILSON, husband and wife, as tenants by the entireties** (hereinafter "Grantee"), and their heirs, successors and assigns, the following described tract (parcel) of land in Davidson County, Tennessee:

Certain Townhomes located in Davidson County, Tennessee, being Unit B of 509 Stevenson Street Townhomes, under the Declaration of Covenants, Conditions and Restrictions establishing 509 Stevenson Street Townhomes of record in Instrument No. 20140729-0067092, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to the said Master Deed.

Being the same property conveyed to Grantor's predecessor in title by deed of record in Instrument No. 20171220-0129611, Register's Office for Davidson County, Tennessee, and to Grantor by deed of record in Instrument No. 20180827-0084561 in said Register's Office.

This is improved property known as 509B Stevenson Street, Nashville, TN 37209.

This conveyance is subject to all matters referenced in the Deed of record in Instrument No. 20171220-0129611, Register's Office for Davidson County, Tennessee.

WITNESS our hands this 19 day of January, 2019.

D & S 615 PROPERTIES, LLC, a Tennessee limited liability company, Grantor

By: _____
Samantha Wilson, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samantha Wilson, who upon oath acknowledged herself to be the Sole Member of D & & S 615 Properties, LLC, a Tennessee limited liability company (the "Grantor" herein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so for and on behalf of said Grantor as its sole Member, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 19 day of ~~July, 2018.~~ January, 2019

Commission Expires: 03/08/2021

Notary Public

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 herewith 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020