This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes:

Karen Johnson Davidson County
Batch# 190873 DEEDQC
02/01/2019 11:02:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190201-0009791

Address New Owner:	***Send Tax Bills To:***	***Tax Map-Parcel***
SAMUEL JAMES 612 Merritt Avenue Nashville, Tennessee 37203-4819	SAME	105071B103.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(a)(4).

DONNA J. DASH

PAULA BREAUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 29TH day of JANUARY, 2019.

Notary Public

My Commission Expires: 9/6/2022

QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I, DONNA J. DASH, unmarried, have this date bargained and sold, and do hereby quitclaim, transfer and convey unto SAMUEL JAMES, unmarried, all of my right, title and interest, including any and all marital interest I may have, in certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 103, THE SIX10 MERRITT CONDOMINIUM, AS SHOWN ON DECLARATION OF CONVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20150924-0097122, AND AMENDED IN INSTRUMENT NO. 20160831-0091430, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to SAMUEL JAMES, a married man, as his sole and separate property, by SAMUEL JAMES, who acquired title as a single man, by Quitclaim Deed of record in Instrument 20171109-0115669, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may

affect the property.

The legal description is taken verbatim from the prior deed of record.

This is improved property known as: 612 Merritt Avenue, Nashville, Tennessee 37203.

WITNESS MY HAND this 29 day of January, 2019.

DONNA J. DASH

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 DONNA J. DASH, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 29TH day of JANUARY, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/2022

PAUL A BREAUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY